



47 Main Street, Derby, DE74 2SQ

Offers Over £280,000

****NO UPWARD CHAIN****

Step through the courtyard gate and into a home that blends comfort, space, and dream home potential. The welcoming reception room features French doors that open onto a south-facing garden—perfect for enjoying morning coffee, summer gatherings, or simply relaxing in the sun. Upstairs, three well-proportioned bedrooms provide ample space for family or guests, served by a conveniently placed bathroom.

Set back from the main road, the property enjoys a pleasant sense of privacy and tranquillity while still offering easy access to all local amenities and local road links. With off-street parking for two vehicles and a garage, there's plenty of room for cars and storage alike.

Located in the heart of Hemington—a charming village rich in character and history in every direction—this home is as much about lifestyle as it is about living space. And with no onward chain, it's ready for you to make it your own without delay.

Front Aspect

Set within the picturesque village of Hemington, this wonderful three bedroomed property has plenty to offer. With laid lawn, established attractive shrubbery and flowers, pathway leading through the wrought iron gateway to the entrance of the property, with the added benefit of a gable front porch.

Entrance Hallway 5'08 x 4'09 (1.73m x 1.45m)

Entrance via wooden door leading into generous entrance hallway with gas central heating radiator, tiled flooring, stairs rising to first floor and doors leading off to reception space and Kitchen/Diner.

Lounge 16'11 x 11'0 (5.16m x 3.35m)

A spacious reception room having a window to the rear elevation and French double-glazed doors to the rear south facing garden which allows an abundance of natural light to shine through, gas central heating radiator and carpeted flooring.

Kitchen/Dining 16'11 x 9'07 (5.16m x 2.92m)

With two windows looking out to the lovely front elevation, gas central heating radiator, wall mounted Worcester boiler, 1 1/2 stainless steel sink with mixer tap over, space and plumbing for washing machine, integrated dishwasher, CDA electric oven, CDA four ring gas stove, overhead extractor fan, glass display cabinet, range of attractive eye and base level cupboards, tiled splash back, large handy under-stairs storage cupboard with shelving, tiled flooring and ample space for dining table and chairs.

Stairs Rising To First Floor

With a gas central heating radiator, access to the loft which has been boarded and also has a loft ladder.

Bedroom One 9'07 x 16'11 (2.92m x 5.16m)

With two windows looking out to the front elevation, gas central heating radiator, useful fitted wardrobe with hanging rails and shelving and carpeted flooring.

Bedroom Two 8'11 x 8'0 (2.72m x 2.44m)

With a window overlooking the rear elevation, gas central heating radiator and carpeted flooring.

Bedroom Three 8'0 x 7'8 (2.44m x 2.34m)

With a window looking out to the rear elevation and views beyond, gas central heating radiator and carpeted flooring.

Family Bathroom 7'11 x 5'8 (2.41m x 1.73m)

Having a frosted window to the side elevation for privacy, low level W/C, hand wash basin with useful storage under, bath with mixer tap and wall mounted T-Bar shower, glass shower screen, extractor fan,

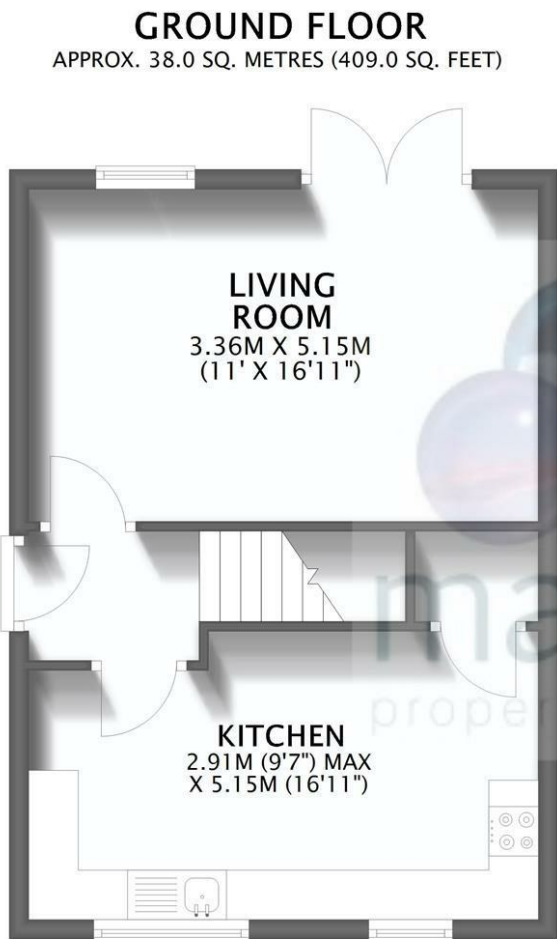
heated towel rail, spotlights, half tiled walls, and tiled flooring.

Rear Garden

A charming, private south facing rear garden with patio entertainment area, laid lawn, pretty flower borders, handy pathway leading to rear gate which gives access to the single garage with manual up and over door and parking spaces for two cars.

Parking and garage are accessible via Grange Farm Close.

Floor Plan

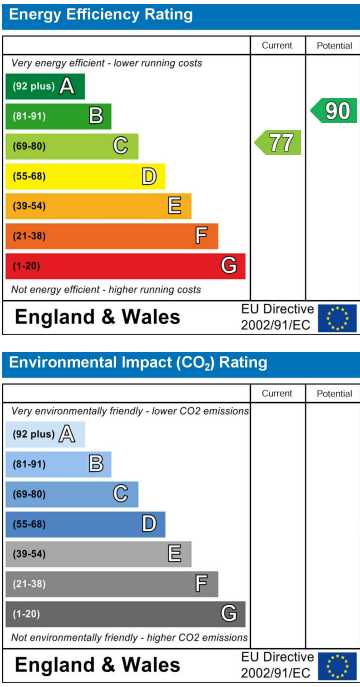


TOTAL AREA: APPROX. 76.8 SQ. METRES (827.0 SQ. FEET)

Area Map



Energy Efficiency Graph



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