



# **lighthouse**

**estate agents**



**365 Derby Road, Nottingham, NG17 7RF**

**Offers In The Region Of £525,000**

Lighthouse Estate Agents are pleased to offer this impressive property boasting six spacious bedrooms and four modern bathrooms, making it the perfect family home for those seeking comfort, style and situated in a private development.

As you step inside, you are greeted by a spacious entrance that leads you to the beautifully designed living spaces. The house offers ample room for entertaining guests or simply relaxing with your loved ones. The orangery conservatory opens the house up, the enclosed rear garden its large windows allow natural light to flood the rooms, creating a warm and inviting atmosphere throughout.

The kitchen is a chef's dream, featuring plenty of counter space for preparing delicious meals. Whether you enjoy hosting dinner parties or cooking for your family, this kitchen has everything you need to unleash your culinary skills together with the utility room and rear property access.

Upstairs, the bedrooms are generously sized and provide a peaceful retreat at the end of the day. The master bedroom comes with its own en-suite bathroom, offering a luxurious touch to your everyday routine, with five additional bedrooms, there is plenty of space for guests or to create a home office or hobby room.

Outside, the property boasts a well-maintained garden where you can enjoy the fresh air and soak up the sunshine. The detached house also offers ample parking space for a number of vehicles, ensuring convenience for you and your visitors.

This property and its position provides easy access to local amenities, schools, and transport links, making it a desirable place to call home. Don't miss the opportunity to own this exceptional property that combines comfort, style, and convenience in one perfect package.



Entrance Hall



Downstairs Cloakroom & W.C.



Study 10'7" x 6'9" (3.25 x 2.06)

Sitting Room 14'11" x 11'3" (4.57 x 3.45)



Reception Lounge 23'7" x 12'11" (7.21 x 3.95)



Dining Area 12'4" x 11'3" (3.76 x 3.45)



Kitchen 12'11" x 8'4" (3.96 x 2.55)



Utility Room 9'8" x 9'1" (2.97 x 2.79)



Orangery Conservatory 24'11" x 11'2" (7.62 x 3.42)





### First Floor Landing



### Bedroom One 14'4" x 12'11" (4.37 x 3.96)



### En-Suite 12'9" x 6'0" (3.89 x 1.83)



### Bedroom Two 16'4" x 9'10" (4.98 x 3.00)

### En-Suite 8'7" x 5'4" (2.64 x 1.63)

### Bedroom Three 14'6" x 10'9" (4.42 x 3.28)

### Bedroom Four 11'1" x 9'10" (3.38 x 3.02)

### Bedroom Five 11'3" x 8'11" (3.43 x 2.72)

### Bedroom Six 8'7" x 6'9" (2.64 x 2.06)

### Family Bathroom 7'1" x 6'9" (2.18 x 2.06)



### Enclosed Rear Garden



### Driveway & Garage

### Agents Disclaimer

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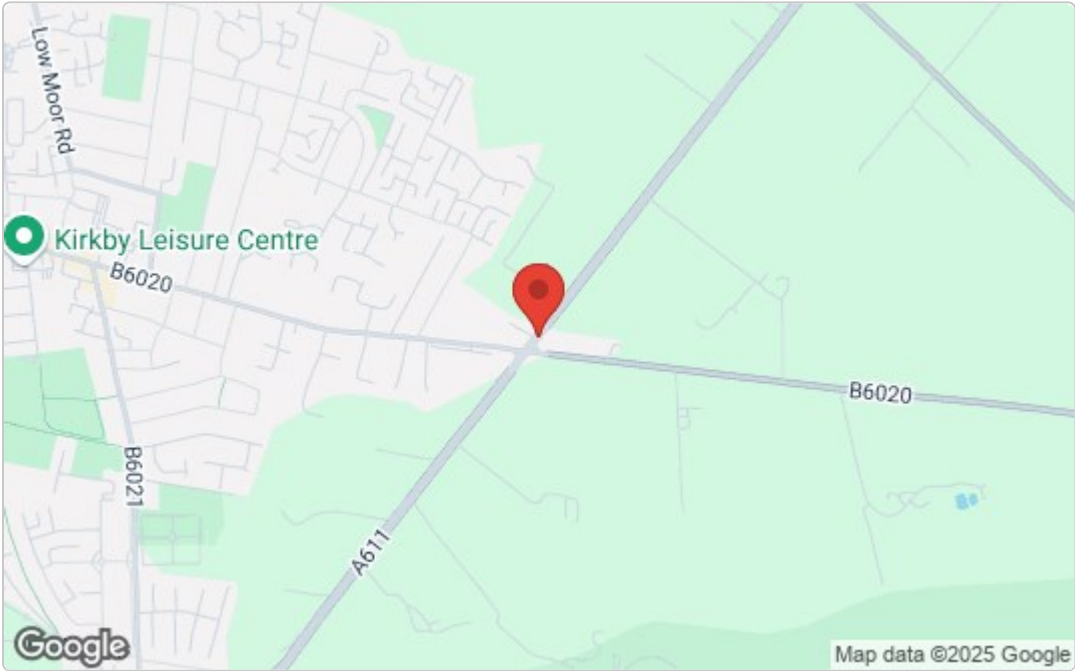
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Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Area Map



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Energy Efficiency Graph

