

# Derby Road

Nottingham  
NG7 2EB

Asking Price Of £595,000



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0115 841 1155



- Delightful Detached home close to QMC
- Easy access to the City/Spanning Two Floors
- Fabulous Family Kitchen with Island Unit
- Dining Area
- Lounge with cosy Log Burner
- Entrance Hall/Utility/WC
- Four Bedrooms/Stylish Bathroom
- Mature South Facing Gardens
- Substantial Plot
- Large Double Garage
- Internal Area Approx. 1,608 Sqft excluding Garage/EPC Rating C
- VIEWING HIGHLY RECOMMENDED





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## Derby Road, Nottingham, NG7 2EB

### Key Features

Fhp living feels privileged to offer for sale this stylish classic home located within three miles of the Nottingham City Centre and its associated amenities.

Set back from Derby Road via a generous driveway with large garage, which in turn leads up to the property.

The entrance hall provides a welcoming entry point, leading into the rest of the house.

The spacious family kitchen is a fabulous focal point, perfect for gatherings and meal preparation with its stylish range of classical units and appliances, together with an island unit and quartz work tops. This together with virtual floor to ceiling French style doors featuring a semi glazed roof really compliments the room. There is also an adjacent utility and WC which add to the practicality of this home.

An adjacent lounge features to the fore offering a cosy feel with the benefit of a log burner.

The four bedrooms on the first floor offer ample space for family members or guests, providing flexibility and privacy, whilst the tasteful modern bathroom allows a touch of luxury.

The outside provides a large mature rear garden which is a wonderful space for relaxation, gardening, or entertaining, offering a retreat from city life.

Overall, this delightful home offers a well-rounded package, combining convenience, comfort, and style.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.



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Total area: approx. 149.4 sq. metres (1608.1 sq. feet)



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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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