

DISTINCTIVE
HOMES
by



377 Derby Road
Nottingham, NG7 2EB

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£595,000

FHP Living feel 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.





- Delightful Detached Come 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
- EPC Rating C





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.

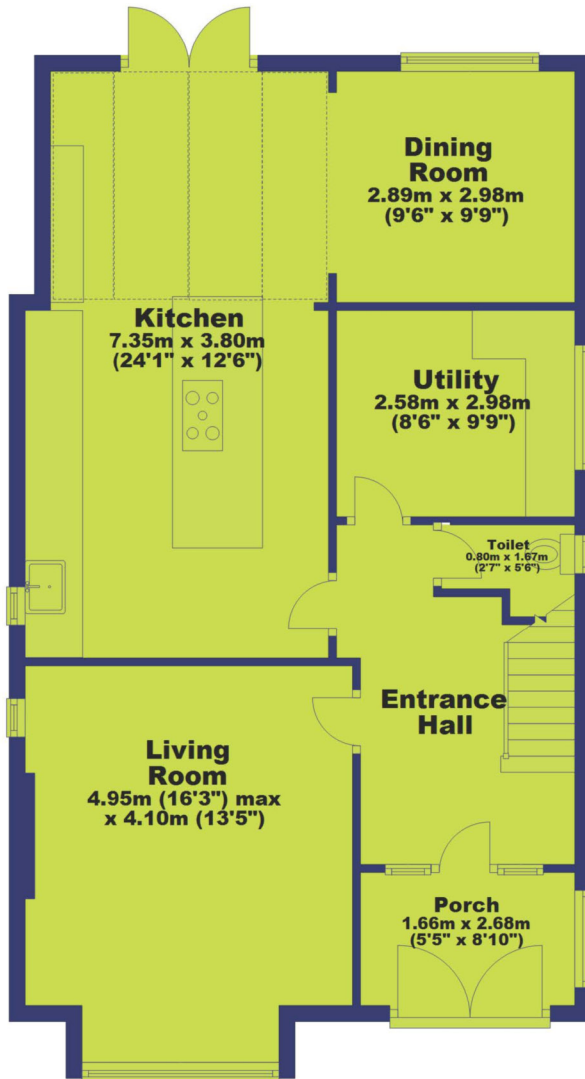
Overall, this delightful home offers a well-rounded package, combining convenience, comfort, and style.

VIEWING HIGHLY RECOMMENDED.



Ground Floor

Approx. 81.0 sq. metres (872.1 sq. feet)



First Floor

Approx. 68.4 sq. metres (735.9 sq. feet)



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





Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

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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Interested in this home?

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