



**6 Hampshire Road,  
Derby, DE21 4EG**

A good size three bedroom family home, with a spacious kitchen/diner which backs onto the private rear garden. The first floor is also very roomy due to extending over the alleyway at the side, which allows well proportioned bedrooms and a spacious family bathroom. The property is situated at an elevated position from the road, which gives a high degree of privacy and also a superb view over the Racecourse and City in the distance. There is a gas combination boiler fueling the central heating and hot water, UPVC double glazed windows and a very large timber workshop which would make an excellent mancave, hobby room, office or the like. There is also a substantial timber summerhouse with an adjacent outdoor



**£165,000**



## Entrance Hall

Hardwood front door leading to an entrance hall with a staircase to the first floor and a door to the sitting room.

## Sitting Room 13' 11" x 11' 0" (4.24m x 3.35m)

UPVC double glazed window to the rear, a wall mounted gas fire, TV point, a central heating radiator and a door to the kitchen at the rear.

## Kitchen/Diner 14' 1" x 14' 7" (4.29m x 4.44m)

L shaped kitchen/diner fitted with a range of modern kitchen units including solid wood worksurfaces, a stainless steel sink/drain, plumbing for a washing machine, space for a tall fridge freezer and a range style gas cooker with an extractor hood over. There is also a good size dining area, a central heating radiator, storage under the stairs, a UPVC double glazed back door and two UPVC double glazed windows to the rear.

## Bedroom 1 12' 10" x 10' 1" (3.91m x 3.07m)

UPVC double glazed window to the front and a central heating radiator.

## Bedroom 2 10' 5" x 8' 8" (3.17m x 2.64m)

UPVC double glazed window to the rear and a central heating radiator.

## Bedroom 3 9' 4" x 7' 8" (2.84m x 2.34m)

Two UPVC double glazed windows to the front, fitted wardrobes and a central heating radiator.

## Bathroom 7' 3" x 5' 3" (2.21m x 1.60m)

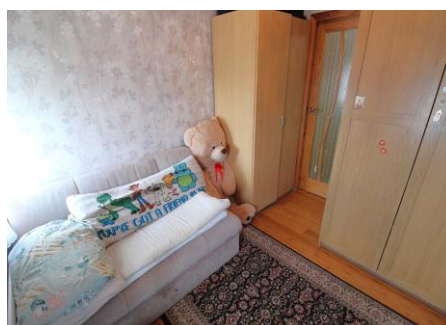
Three piece suite including a corner bath with hand shower attachment, a pedestal wash basin and a WC. There is also tiling to the floor and walls, a central heating radiator and a UPVC double glazed window to the rear.

## Summerhouse 9' 2" x 8' 4" (2.79m x 2.54m)

With power and lighting.

## Workshop 20' 0" x 7' 0" (6.09m x 2.13m)

With power and lighting.



### Disclaimer

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Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

