

4 Bed House - Detached

Price £315,000

 Richmond Park Road, Derby, DE22 4PL



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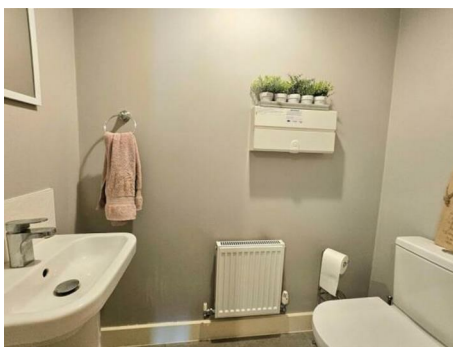
A quite superb modern 'Strata Homes' built detached family home occupying a sizeable mature plot within this sought after locality. A full inspection will reveal a well cared for high specification home which requires viewing to be fully appreciated. In brief; reception hall, guests cloakroom / Wc, sitting room, well equipped dining kitchen with utility room off. On the first floor a landing leads to four bedrooms (Principle bedroom with shower room en-suite) and main bathroom. Outside, the property stands on a sizeable mature plot with driveway (Having electric car charging point) and garage. The property is sold freehold. Council tax band TBC. Energy rating B. Sold with no upward chain.

Reception Hall



Upon entry through the front door the entrance hallway provides access to the downstairs w/c, lounge, kitchen diner and first floor landing.

Guest's Cloakroom / Wc



Having white two piece suite.

Sitting Room 11'1" x 19'9" (3.38m x 6.02m)



Spacious lounge finished with carpeted flooring, a radiator, double-glazed windows to the front and side and patio doors leading out to the rear garden.



Dining Kitchen 11'1" x 19'9" (3.40m x 6.02m)



Modern fitted kitchen comprising of a range of base, wall and drawer units with an integrated oven, overhead extractor hood, induction hob and one bowl stainless steel sink. Finished with tiled flooring, splash back tiling, spotlights to the ceiling, a double-glazed window to the side and front, with a connecting door to the utility. With a dining area, space for a table and chairs, perfect for family meals.



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Utility Room

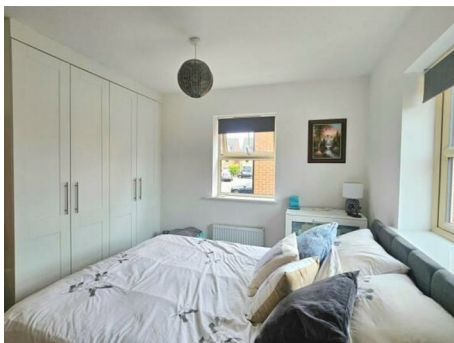
Having modern units with inset sink and door to garden.

First Floor Landing



Having access to four bedrooms, family bathroom and a storage cupboard.

Principle Bedroom 11'1" x 10'2" (3.38m x 3.12m)



Double bedroom finished with carpeted flooring, a radiator, double-glazed window to the side and a connecting door to the master en-suite.



Bedroom Three 8'9" x 9'1" (2.67m x 2.77m)

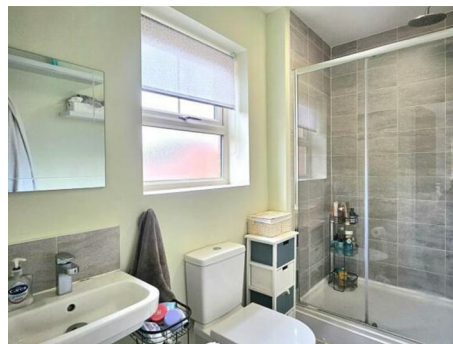
Currently used as a office/study space. Finished with carpeted flooring, a radiator and two double-glazed windows to the front and side.

Bedroom Four 9'3" x 9'1" (2.82m x 2.77m)



Finished with carpeted flooring, a radiator and double-glazed window to the front.

Shower Room En-Suite



Three -piece suite comprising of a wash-hand basin, low-level w/c, and shower cubicle. Finished with tiled flooring, part-tiled walls and a frosted double-glazed window to the rear.

Bedroom Two 8'9" x 10'4" (2.67m x 3.15m)



Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the side.



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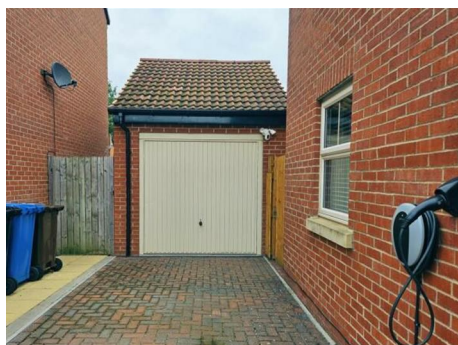
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Bathroom



Three-piece suite comprising of a wash-hand basin, low-level w/c and bath with an overhead shower. Finished with tiled flooring, part-tiled walls and a frosted double-glazed window to the front.

Outside



Externally to the front, partially laid-to-lawn alongside some shrubbery, with a driveway providing off-road parking for multiple vehicles and a single garage. To the rear, mainly laid-to-lawn with brick patio paving, great for seating.



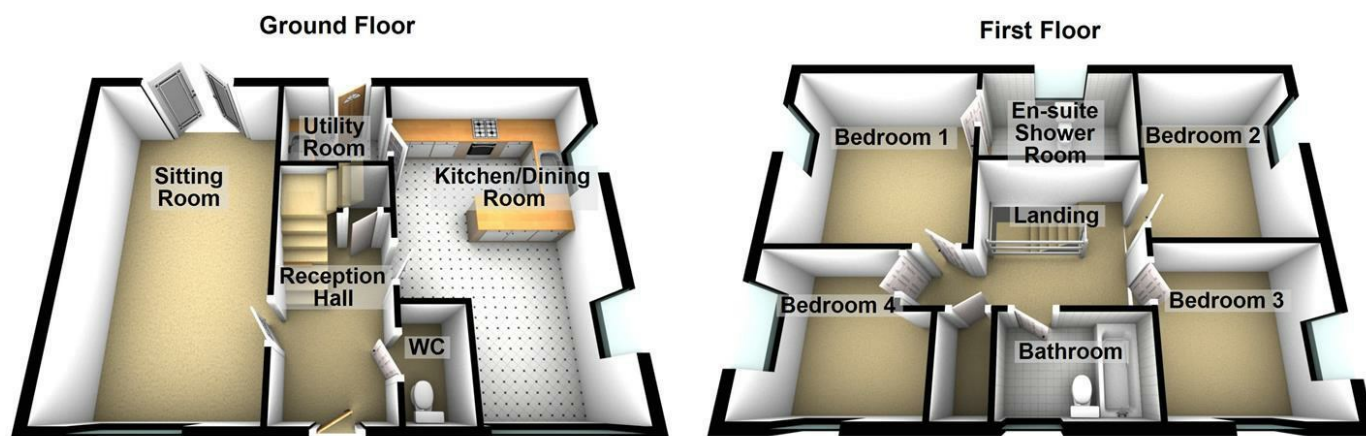
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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