







5 Roberts Close, Derby, DE74 2HR

Offers In The Region Of £299,950

Located on the edge of the charming village of Kegworth, Derby, this delightful detached house on Roberts Close offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The bedrooms offer the bonus of views over fields to the rear and over the village rooftops at the front. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation, or entertaining guests and can be used as an open plan lounge diner leading to a south facing conservatory.

The house features a fitted kitchen and modern bathroom, ensuring that your daily routines are both comfortable and efficient. The property also benefits from a garage and parking for several vehicles, adding to the convenience of living in this lovely home.

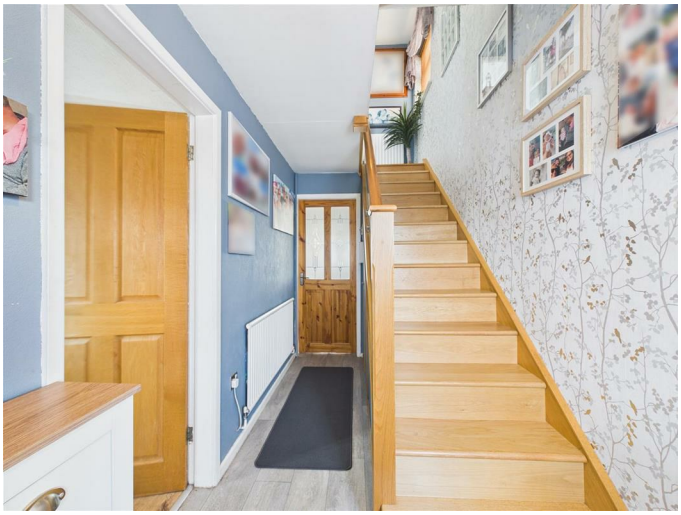
Kegworth is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it an attractive location for families and professionals alike. With easy access to major transport links, including the nearby M1 motorway and East Midlands Airport, commuting to nearby cities is a breeze.

This property presents a wonderful opportunity for those looking to settle in a peaceful yet well-connected area. Don't miss the chance to make this charming house your new home.

The Property

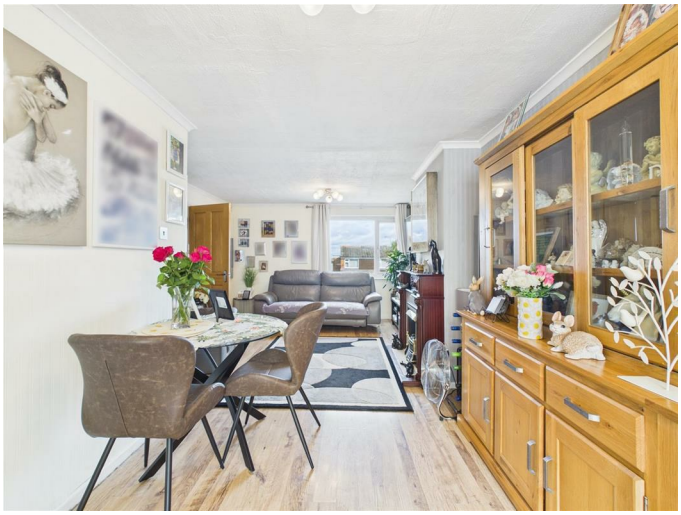
Ground Floor

Entrance Hall



Entered via an attractive composite Upvc door with leaded light window. Contains a modern hardwood and glass staircase with cupboard underneath, laminate floor, gas fired hot water radiator. Doors to lounge and kitchen

Lounge / Dining Room



A through lounge / dining room with views out of the front of the home and access to a rea conservatory. Contains a feature wooden fireplace with electric living flame style fire. Matching laminate floor and gas fired hot water radiators.

Conservatory



South facing room overlooking rear garden, can be used as separate sitting area, dining room office or play room

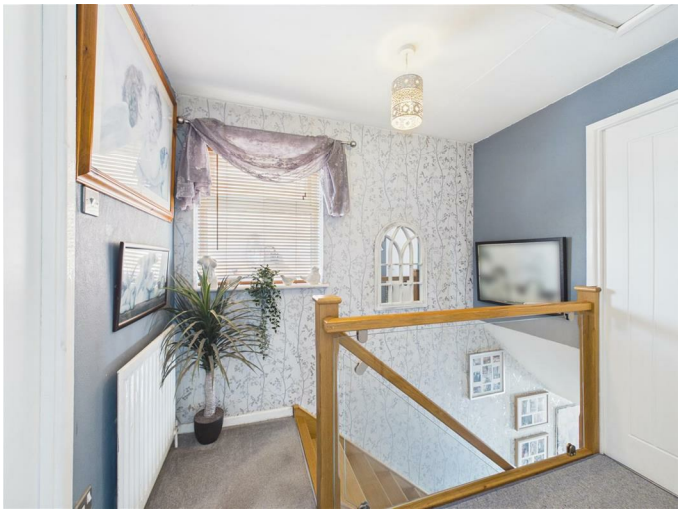
Kitchen



Fitted with a range of base and eye level units in white, containing an integrated double electric oven, 5 burner gas hob, and extractor hood, built in wine rack, stainless steel 1 & 1/2 bowl sink, pantry area (which contains fridge freezer). Plumbing for dishwasher. Stable door to garage (used as a utility room) and back garden

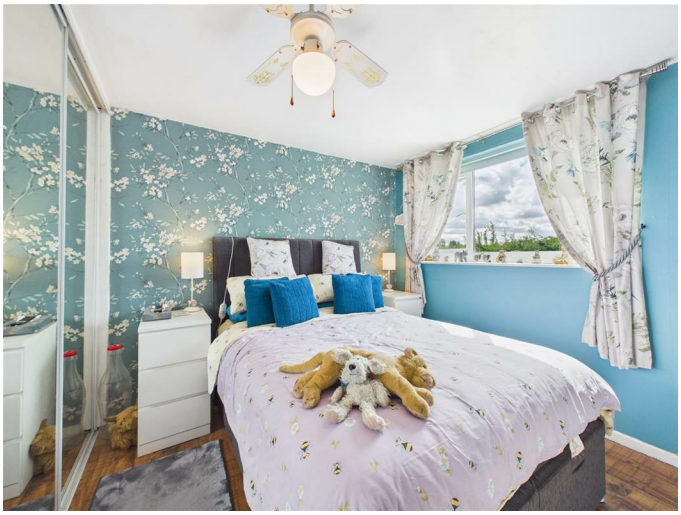
First Floor

Landing



Featuring a hardwood and glass balcony. White wooden doors with chrome handles to all upper rooms. Loft access. Built in cupboard containing a Navien Gas Hot Water Boiler. Window to side elevation

Bedroom 1



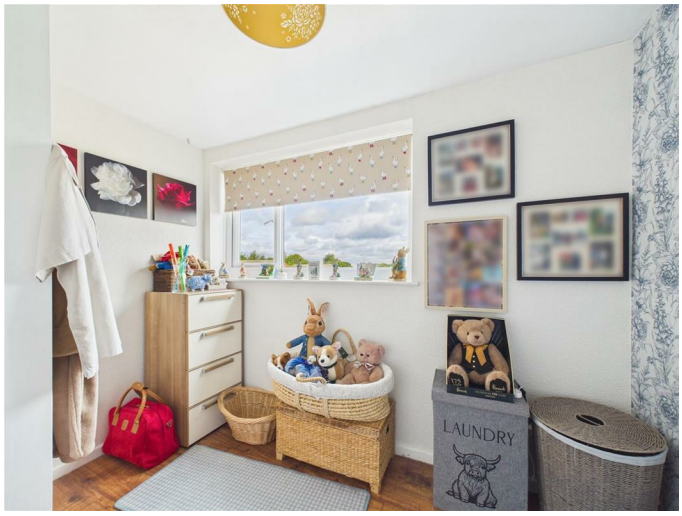
Located at the rear of the house and benefitting from full length mirrored wardrobes and views across open fields. Gas fired hot water radiator

Bedroom 2



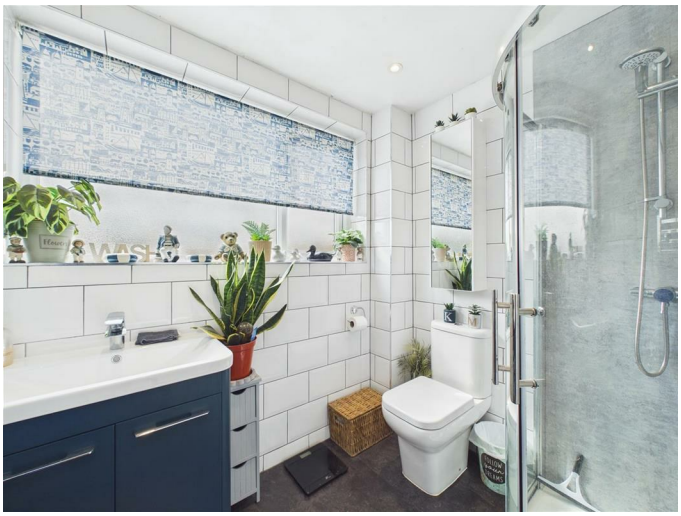
Located at the front of the home and offering fabulous views over the village of Kegworth and beyond. Gas fired hot water radiator

Bedroom 3



Currently used as a study and hobby room, this can easily accommodate a single bed. Gas fired hot water radiator

Bathroom



Featuring a 3 piece suite in white including a plumbed in shower in a corner cubicle, sink and WC. Chrome towel rail

Garage

With power and water supplies, this is used as storage and as a utility area. Contains the electric meter

Gardens and Outside



To the front the house has a drive and car standing for several vehicles leading to a garage. To the rear is a private garden that offers a very pleasant sitting out area taking advantage of its south facing aspect and proximity to fields.

DISCLAIMER

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Due to the limitations of the process our measurements do not include the insides of wardrobes and cupboards. This may produce discrepancies on internal square feet or metres of a home especially when compared to EPC measurements. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

REGULATORY INFORMATION

Anti-Money Laundering (AML)

In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers, plus their address and obtain satisfactory proof of funds before a transaction can proceed.

Redress Scheme

We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

Client Money Protection (CMP)

We are members of an approved Client Money Protection scheme, TDS, ensuring that client funds are protected in accordance with current legislation.

Referral to third parties

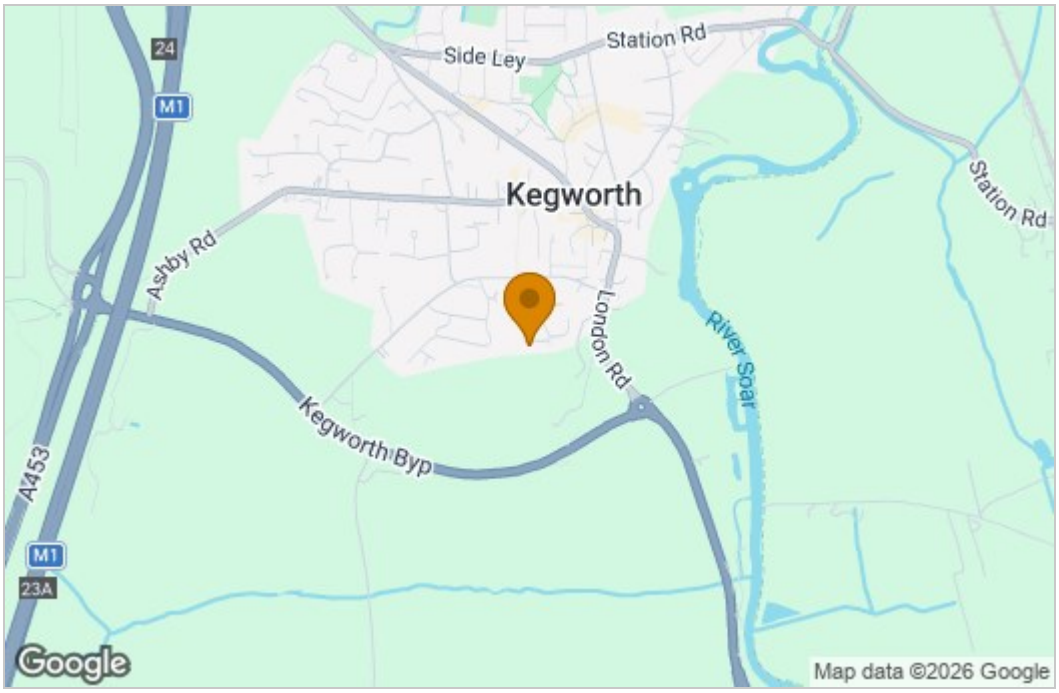
With your permission we may obtain quotes from third parties in order to help the sales process. By law 'The Agent' must tell the client if 'The Agent' or any connected person intends to earn any commission from offering the client or a buyer other services. If 'The Agent' or any connected person earns money from any of these services 'The Agent' or connected

person would keep the commission. The following services may be offered by 'The Agent' or connected persons; EPC provision, lettings inventory services, financial services, survey services and conveyancing.

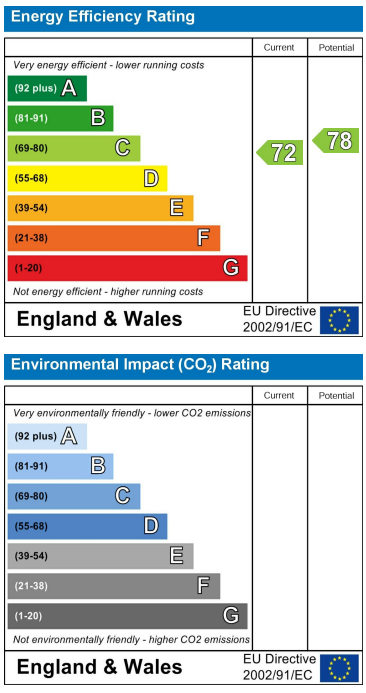
Floor Plan



Area Map



Energy Efficiency Graph



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