



Trowels Lane, Derby, DE22 3LT

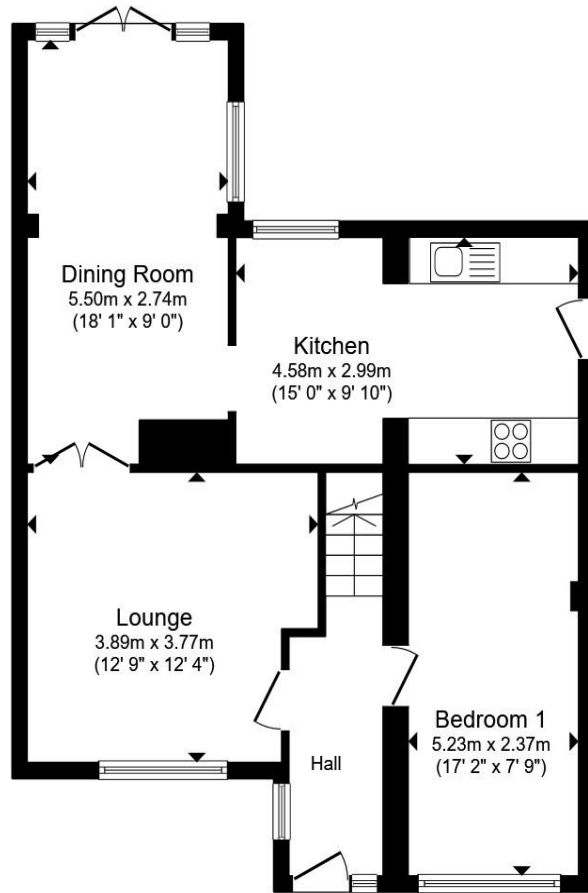


welcome to

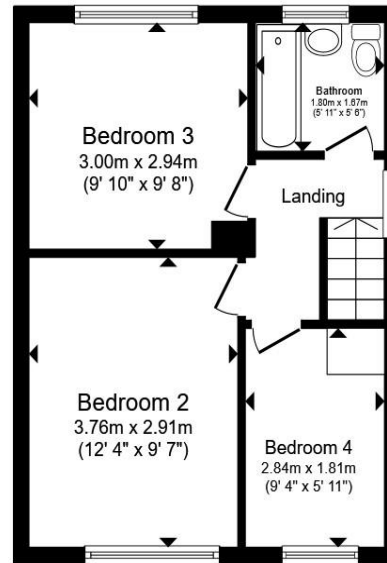
Trowels Lane, Derby

A beautifully presented 3-bedroom detached home with an optional 4th bedroom on the ground floor. Located close to Derby Hospital and the city centre, it offers generous living space, a large driveway, a spacious garden and potential to extend, ideal for families and multi-generational living.





Ground Floor



First Floor

Lounge
12' 9" MAX x 12' 4" MAX (3.89m MAX x 3.76m MAX)

Dining Room
18' 1" MAX x 9' MAX (5.51m MAX x 2.74m MAX)

Bedroom 1
17' 2" MAX x 7' 9" MAX (5.23m MAX x 2.36m MAX)

Kitchen
15' MAX x 9' 10" MAX (4.57m MAX x 3.00m MAX)

Bedroom 2
12' 4" MAX x 9' 7" MAX (3.76m MAX x 2.92m MAX)

Bedroom 3
9' 10" MAX x 9' 8" MAX (3.00m MAX x 2.95m MAX)

Bedroom 4
9' 4" MAX x 5' 11" MAX (2.84m MAX x 1.80m MAX)

Bathroom
5' 11" MAX x 5' 6" MAX (1.80m MAX x 1.68m MAX)

Total floor area 98.9 m² (1,065 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Trowels Lane, Derby

- Three bedrooms plus a versatile ground-floor room suitable as a fourth bedroom.
- Prime location close to Derby Hospital and Derby City Centre.
- Bright lounge with front-facing window.
- Dining room with double doors opening onto the garden.
- Well-designed kitchen accessible directly from the dining room.

Tenure: Freehold EPC Rating: D
Council Tax Band: D

This charming and versatile 3-bedroom detached home, with an additional ground-floor room that can serve as a fourth bedroom, is ideally positioned close to Derby Hospital and Derby City Centre. Offering spacious, flexible living, it's perfect for families and multi-generational households.

Upon entering, the hallway leads left into a bright lounge with a front-facing window, creating a warm and welcoming space. The lounge opens into a rear dining room featuring double doors to the garden, ideal for entertaining. Off the dining room is the well-planned kitchen, offering great storage and practical everyday use. To the right of the hallway is a valuable extra room, ideal as a ground-floor bedroom, guest room, playroom or home office. With plumbing possibilities nearby, there is excellent potential to add downstairs bathroom facilities.

Upstairs are two generous double bedrooms, a well-sized single bedroom, and a family bathroom. The home is ready to move into while still offering scope for personalisation or extension.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121642 - 0005

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