



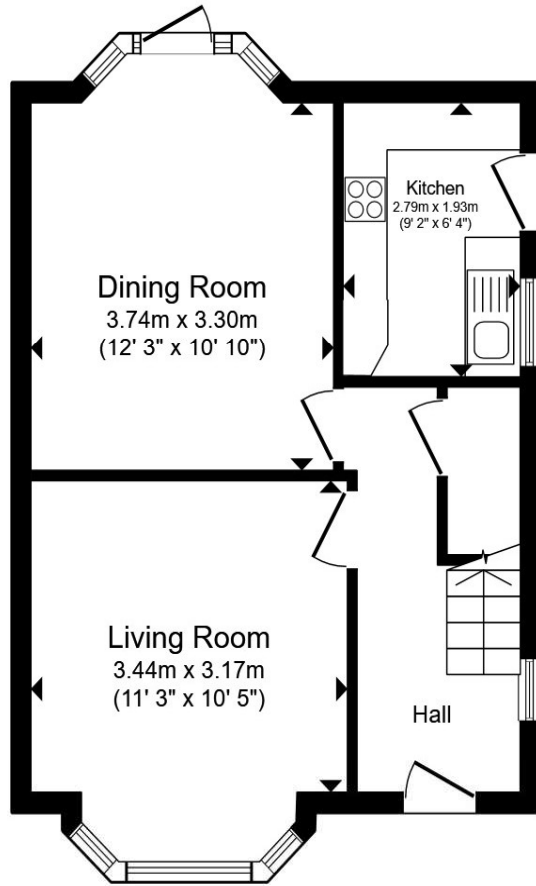
Radcliffe Drive, Derby DE22 3LB

welcome to

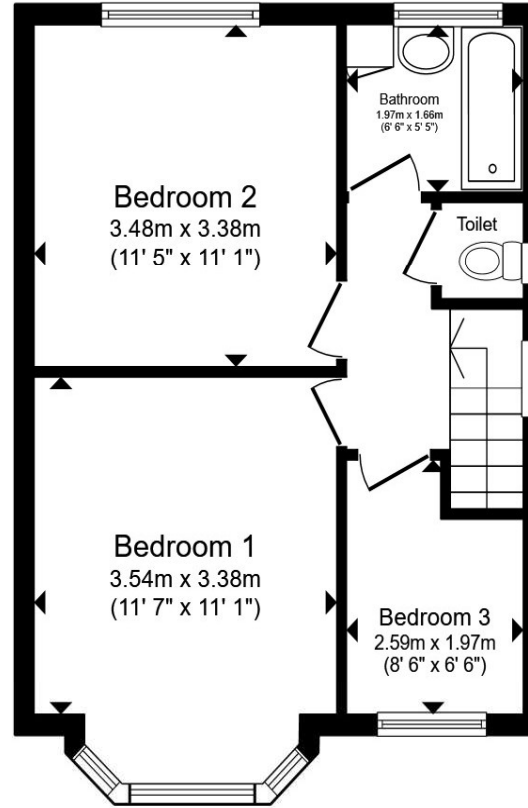
Radcliffe Drive, Derby

A well-presented three bedroom semi-detached home on Radcliffe Drive, ideally located for the Royal Derby Hospital. Featuring a driveway and garage, stylish shutters throughout, two reception rooms, a generous garden and countryside views to the rear.





Ground Floor



First Floor

Total floor area 78.5 m² (845 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



About The Area

Living Room

11' 3" x 10' 5" + BAY (3.43m x 3.17m + BAY)

Dining Room

12' 3" + BAY x 10' 10" (3.73m + BAY x 3.30m)

Kitchen

9' 2" x 6' 4" (2.79m x 1.93m)

Bedroom 1

11' 7" + BAY x 11' 1" (3.53m + BAY x 3.38m)

Bedroom 2

11' 5" x 11' 1" (3.48m x 3.38m)

Bedroom 3

8' 6" INTO RECESS x 6' 6" (2.59m INTO RECESS x 1.98m)

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

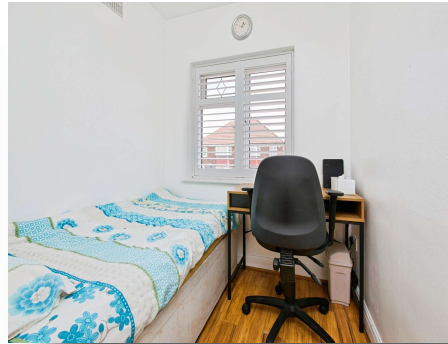
Separate W.C.

welcome to Radcliffe Drive, Derby

- Three bedroom semi-detached home
- Driveway and garage providing off-road parking and storage
- Bay-fronted lounge and separate dining room
- Custom-made shutters throughout
- Generous rear garden with open field views

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£284,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121870 - 0003

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Positioned on the ever-popular Radcliffe Drive, this attractive three-bedroom semi-detached home offers well-proportioned accommodation, making it an ideal choice for first-time buyers, professionals or growing families.

The ground floor begins with a welcoming entrance hallway leading through to a bright bay-fronted lounge, full of character and natural light. To the rear, a separate dining room provides excellent space for family meals and entertaining, with patio doors opening onto the garden. The kitchen is neatly arranged with a range of fitted units and direct access to a covered side area, perfect for everyday practicality.

Upstairs, the property offers two generous double bedrooms and a well-sized third bedroom, ideal as a nursery or home office. The family bathroom is complemented by a separate W.C., adding convenience for busy households. Throughout the home, bespoke fitted shutters enhance privacy, insulation and overall style. The loft has been fully boarded and benefits from power and ladder access, providing excellent additional storage space.

Externally, the property benefits from a driveway providing off-road parking along with an adjoining garage and a substantial rear garden laid to lawn and patio. Well-established borders frame the space, with the added advantage of open views across fields beyond, creating a peaceful setting rarely found this close to the city.



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