HOPKINS & DAINTY
ESTATE AGENTS









Keepers Green, Derby, DE23 8NG

£265,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this spacious, four storey town house. Set on this residential estate, conveniently placed for access into Derby centre, Pride Park/train station and the nearby Osmaston Road. Overlooking a pleasant green space to the front, with driveway parking and a GARAGE to the rear.

The versatile accommodation is in excellent condition and comprises: entrance hallway with a guest WC. A good size kitchen/dining room with integrated appliances and a ground floor reception room/ bedroom 5. On the first floor is the main lounge with windows overlooking the green space; rear bedroom 4 and a stylish shower room. On the third floor, there is a generous master bedroom with fitted wardrobes and an En-suite shower room; along with a further rear double bedroom 3. On the top floor there is another double bedroom 2 which also has an En-suite shower room.

The property has gas central heating and double glazing, an enclosed rear garden and nearby garage with parking in front.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway

Accessed via an open porch with a double glazed entrance door. Tiled flooring, a radiator and stairs rising to the first floor with a storage cupboard under. Doors leading off.

Kitchen/Diner 14'8" x 13'10" (4.48 x 4.22)



Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built in electric oven, induction hob and cooker hood, along with an integrated washing machine, fridge and freezer. Space for a tumble dryer and dishwasher. Tiled splashbacks and flooring, a radiator and double glazed French doors with side windows to the rear garden.

Dining Room/Bedroom 5 13'9" x 8'8" max. (4.20 x 2.65 max.)



Versatile front room, could be used as a ground floor bedroom or home study. With a radiator and double glazed front window.

Guest WC



Two piece suite comprising WC and wash hand basin. With tiled flooring, a radiator and extractor vent.

First Floor Landing

With a radiator and doors to:

Lounge 14'7" x 13'8" (4.45 x 4.18)



Spacious sitting room with two radiators and two double glazed windows overlooking the green space to the front.

Bedroom 4 10'4">8'0" x 8'8" (3.17>2.45 x 2.66)



Rear bedroom with a radiator and double glazed window.

Shower Room 13'3" x 6'3">3'11" (4.06 x 1.93>1.21)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks and flooring, an extractor vent, heated towel rail, built in storage cupboard and a double glazed rear window.

Second Floor Landing

With a built in cupboard housing the hot water cylinder and central heating boiler. Doors leading off.

Master Bedroom 14'6" x 13'9" max. (4.44 x 4.20 max.)



Good size front bedroom with fitted floor to ceiling wardrobes, a radiator, two double glazed front windows and a door to:

En-Suite Shower Room 9'1" x 4'0" max. (2.77 x 1.22 max.)



Three piece suite comprising shower, wash hand basin and WC. Tiled splashbacks and flooring, a heated towel rail and an extractor vent.

Bedroom 3 14'7" x 8'8" (4.47 x 2.66)



Rear double bedroom with a radiator and two double glazed windows.

Third Floor Landing

Top floor landing with a radiator and door to:

Bedroom 2 14'7">11'6" x 10'6" (4.45>3.51 x 3.22)



With a radiator, two double glazed Velux roof lights, built in storage and a door to:

En-Suite Shower Room 7'2" x 7'1" (2.19 x 2.17)



Three piece suite comprising shower, wash hand basin and WC. With a heated towel rail, tiled flooring and a double glazed Velux roof light.

Front/Approach

The property is approached by a shared walkway, alongside the green space. Leading to the front entrance porch.

Rear Garden



To the rear there is an enclosed lawn garden with a patio seating area, fencing to the boundary and gated access through to the parking area.

Garage 19'8" x 8'4" max. (6.00 x 2.55 max.)



Located close to the rear of the property there is a communal parking area with a garage in a separate building. We are informed that the garage is leasehold but has no additional costs.
Infront of the garage there is a parking space. The garage has electric light and power connected and a double glazed rear window.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

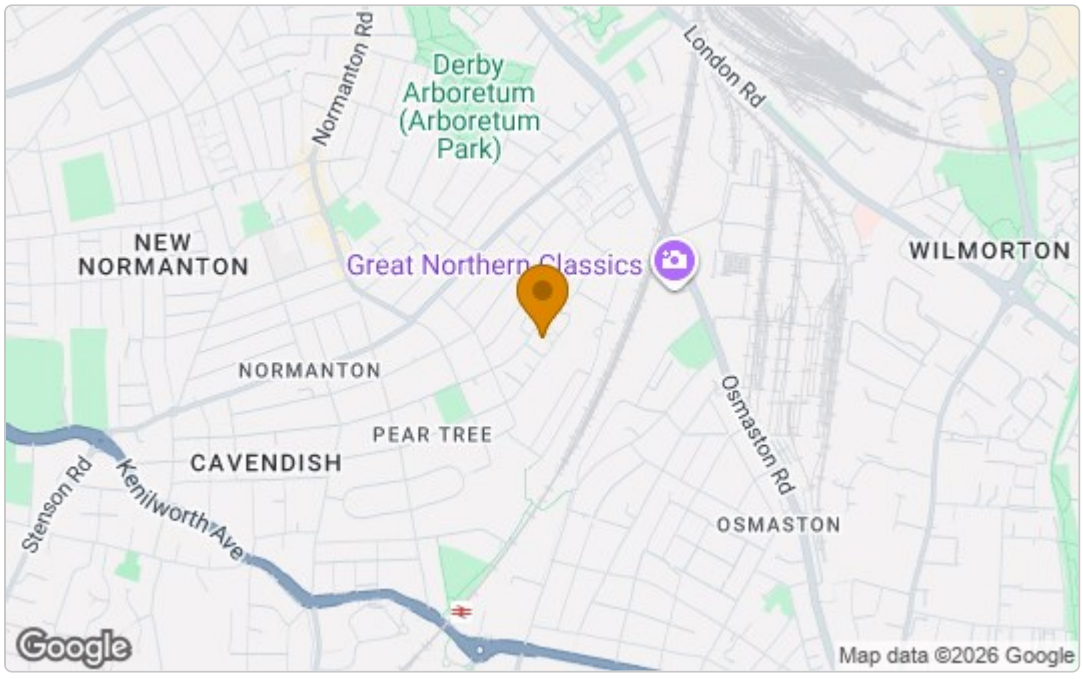
Floor Plan



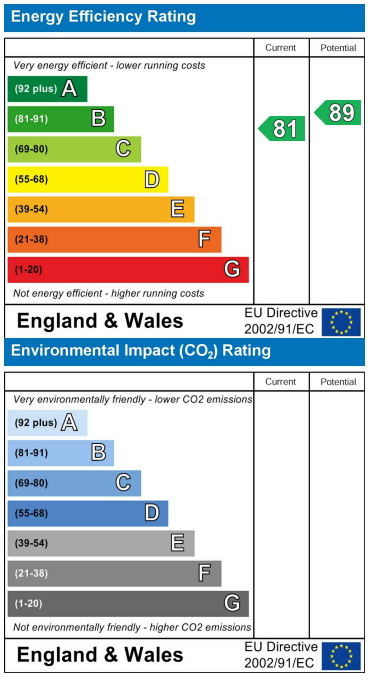
Total area: approx. 150.8 sq. metres (1622.7 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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