



Dulwich Road, Derby, DE22 4HG

welcome to

Dulwich Road, Derby

Spacious 3-bedroom freehold home in a sought-after residential area. Featuring a lounge, fitted kitchen/diner, family bathroom, driveway, and generous gardens with potential to extend. Close to city centre, schools, and excellent transport links - ideal for families or first-time buyers.





Ground Floor



First Floor

Living Room

14' 5" Max x 21' 11" Max (4.39m Max x 6.68m Max)

Kitchen

15' 8" Max x 10' 3" Max (4.78m Max x 3.12m Max)

Bedroom One

10' 7" Max x 11' 4" Max (3.23m Max x 3.45m Max)

Bedroom Two

10' 4" MAX x 11' 11" MAX (3.15m MAX x 3.63m MAX)

Bedroom Three

7' 4" Max x 9' 6" Max (2.24m Max x 2.90m Max)

Bathroom

5' 3" Max x 9' 7" Max (1.60m Max x 2.92m Max)

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.focalagent.com

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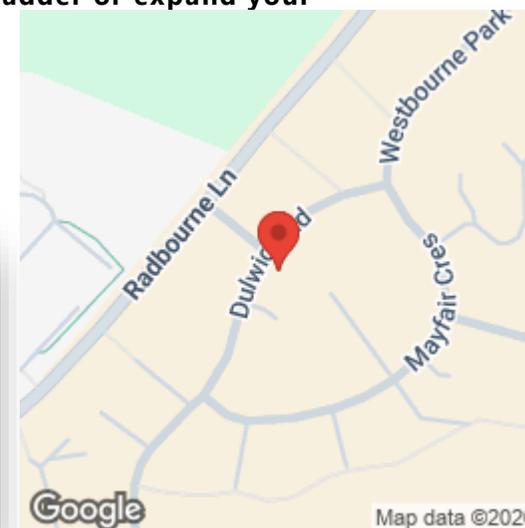
- 3 good-sized bedrooms
- Spacious lounge and fitted kitchen/diner
- Driveway providing off-road parking
- Large front and rear gardens with extension potential
- Freehold property - Council Tax Band A

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

offers over
£175,000



This 3-bedroom freehold house offers generous living space in a sought-after residential area, making it an ideal choice for young families, first-time buyers, or investors. The ground floor welcomes you with a bright lounge, leading through to a fitted kitchen/diner with access to the spacious rear garden-perfect for entertaining or enjoying family time outdoors. In addition a W/C. Upstairs you'll find three good-sized bedrooms and a modern family bathroom. The property also benefits from a driveway, offering convenient off-road parking. With large front and rear gardens, there's excellent potential to extend (subject to planning) and truly make the home your own. Located in a friendly neighbourhood close to the city centre, the home is well-connected by great transport links and bus services. Schools, local amenities, and green spaces are all within easy reach, making this property both practical and desirable. Offering comfort, convenience, and future potential, this home provides a fantastic opportunity to step onto the property ladder or expand your investment portfolio.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DBY118849 - 0004

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