



HOPKINS & DAINTY

ESTATE AGENTS



Eden Close, Derby, DE65 5NL

£185,000

HOPKINS & DAINTY of TICKNALL offer to the market this very well presented, two bedroom mid town house located in Hilton. The property has gas central heating and double glazing and in brief, has to offer: Entrance hall with an understairs storage cupboard, downstairs W.C; kitchen with a fitted electric oven and gas hob over, appliance space for a fridge/freezer and washing machine and a lounge/diner with double opening French doors leading out onto the rear garden. On the first floor there are two bedrooms, bedroom one with an over stairs storage cupboard and built in wardrobes; plus there is a bathroom with a shower above the bath. Outside there is an rear enclosed garden, a single GARAGE with power and lighting and driveway 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 a double glazed entrance door. With a radiator, stairs rising to the first floor with a storage cupboard under and doors leading off.

Kitchen 8'11" x 5'11" (2.74 x 1.82)



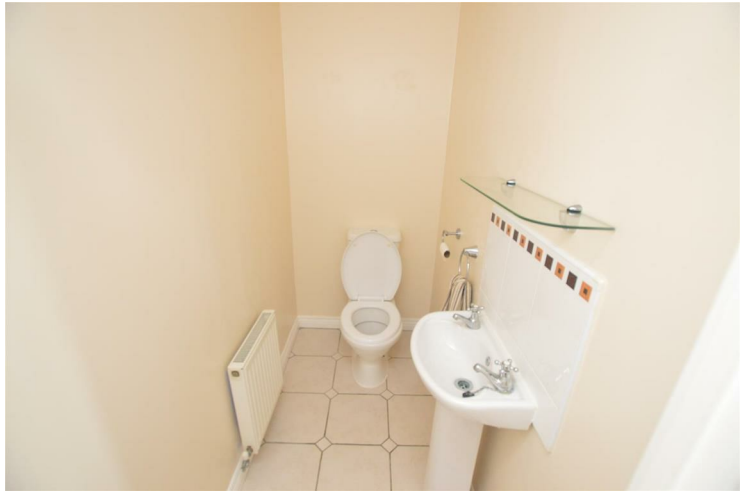
Fitted range of base and wall units with worktops and an inset sink and drainer with a mixer tap and tiled splashbacks. There is a built in electric oven, gas hob and hood, along with space for a fridge/freezer and plumbing for a washing machine. Tiled flooring and a double glazed front window.

Lounge/Diner 12'7" x 11'4" (3.84 x 3.47)



Spacious rear lounge and dining room with two radiators, double glazed French doors and windows opening onto the rear garden.

Guest WC



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

First Floor Landing

With a decorative balustrade, access to the loft space and doors leading off.

Bedroom 1 12'6" > 9'2" x 10'0" (3.83 > 2.80 x 3.05)



Generous front bedroom with fitted floor to ceiling wardrobes and an over stairs storage cupboard housing the wall mounted gas boiler. A radiator and two double glazed front windows.

Bedroom 2 11'8" x 6'9">6'0" (3.56 x 2.07>1.83)



Single rear bedroom with a radiator and double glazed window.

Bathroom 8'8" x 5'5" (2.66 x 1.67)



Three piece suite comprising bath with a mixer shower and screen; wash hand basin and WC. Tiled splash backs, a radiator, ceiling spotlights and a double glazed rear window.

Rear Garden



Enclosed lawn garden with a decked seating area; fence boundary, outdoor light and a gated path leading to the front.

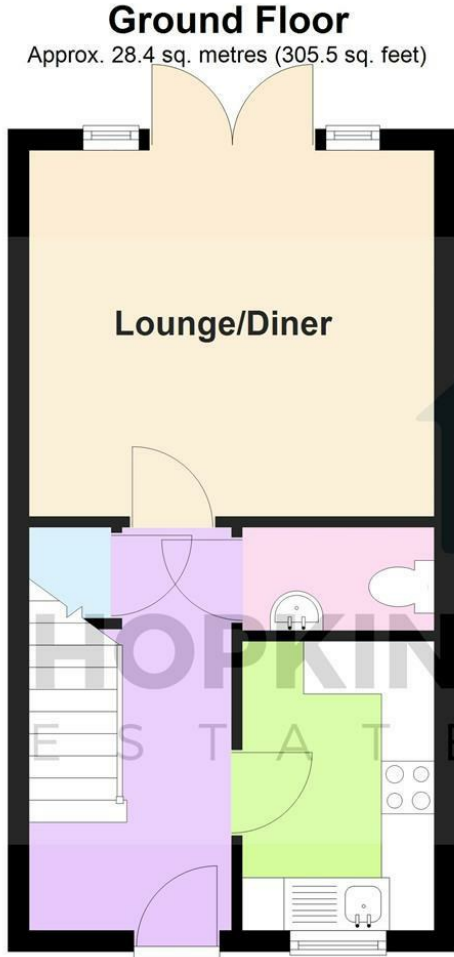
Driveway/Garage

Near to the property there is a small block of garages, one of which belongs to this house. With a tandem driveway in front.

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

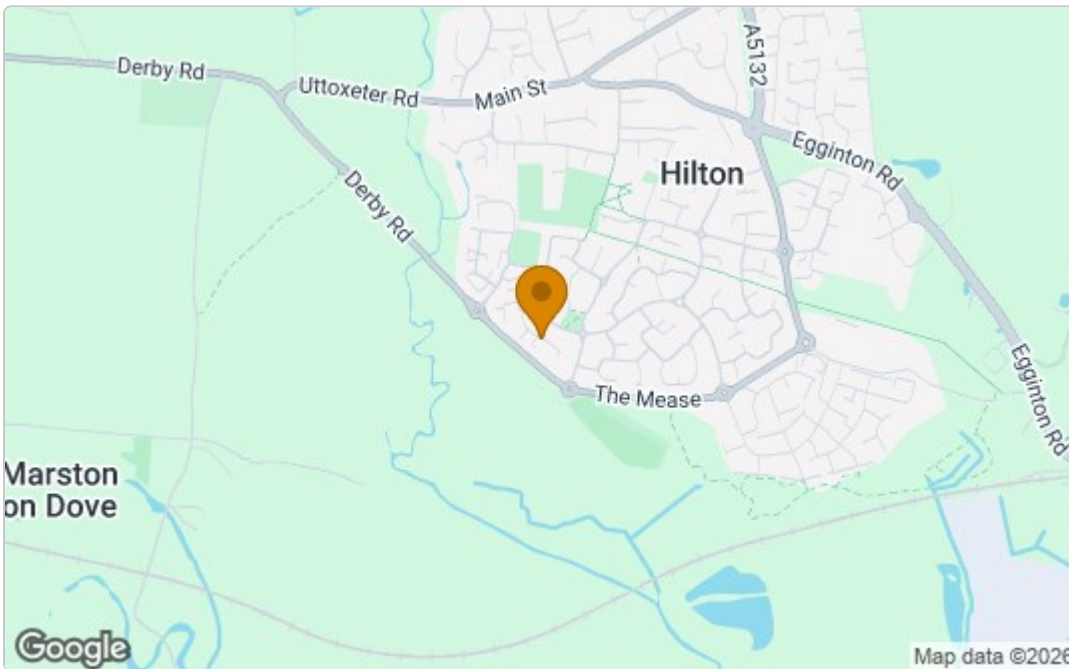
intended as a guide layout only. Dimensions are approximate. Do Not Scale.



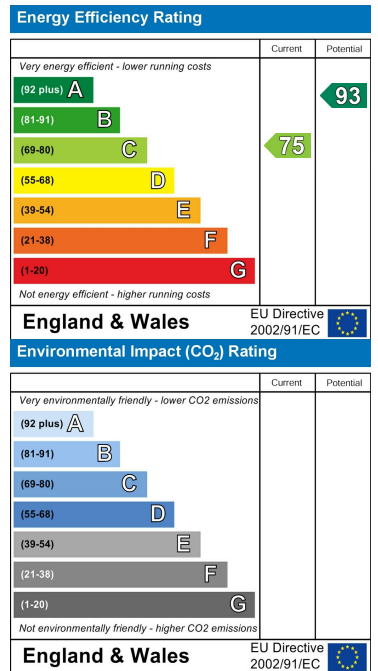
Total area: approx. 56.8 sq. metres (610.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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