



## 16 Dunmore Drive, Derby, DE74 2BS

**£340,000**

This generously sized three-bedroom property offers well-proportioned accommodation ideal for family living. Upon entering, a welcoming hallway provides access to two spacious reception areas, including a bright and airy open-plan kitchen and dining space, as well as a comfortable, generously sized living room and downstairs WC.

Upstairs, the property continues to impress with three double bedrooms. The principal bedroom benefits from a built-in wardrobe and a private en suite shower room. Two further well-sized double bedrooms are served by a contemporary family bathroom.

Externally, the property features a garage and driveway parking, providing ample space for multiple vehicles.

Kegworth is a highly desirable village offering a range of local amenities including shops, cafés, and traditional pubs, along with well-regarded schools. The location is particularly convenient for commuters, with excellent transport links to Nottingham, Derby, and Leicester via the nearby M1 motorway. East Midlands Airport is also just a short drive away.

Call on 01332 811 333 to view.

## The Property



Ideally situated in the heart of Kegworth, this attractive three double bedroom detached home is not to be missed. Offering spacious and well-presented living accommodation throughout, the property is perfectly suited to modern family life. Benefiting from a driveway and garage providing ample off-road parking, this home combines practicality with comfort in a highly sought-after village location.

### Entrance Hall

Entered via a composite front door, the welcoming hallway features wood-effect Amtico flooring and provides access to the ground floor accommodation, including the living room, kitchen/dining room, and downstairs WC. Stairs rise to the first floor, with a useful under-stairs storage cupboard adding practicality. Complete with wall thermostat and alarm system.

### Living Room



A comfortable and well-proportioned reception room

featuring a carpeted floor, a front elevation double glazed window allowing for plenty of natural light, and a gas central heating radiator. The room also benefits from a TV point and an attractive fireplace with space for an electric fire, creating a cosy focal point.

### WC

Fitted with a low-level WC and hand wash basin, this convenient ground floor cloakroom features Amtico flooring and a frosted double glazed window.

### Kitchen Diner



A bright and spacious open-plan kitchen/dining area, ideal for modern living and entertaining. The kitchen is fitted with a range of units complemented by wood-effect work surfaces, incorporating a chrome sink with drainer and mixer tap. Integrated appliances include a fridge freezer, dishwasher, and washing machine, along with a gas hob, extractor fan, and under-counter fan oven.

The room benefits from Amtico flooring, a gas central heating radiator, and double doors opening out to the rear garden, allowing for an abundance of natural light and a seamless connection to outdoor space.

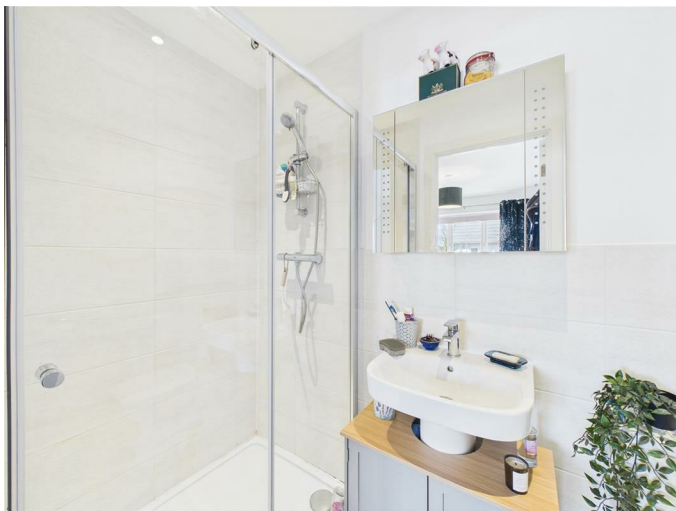
### First Floor

## Master Bedroom



A generously sized double bedroom featuring a front elevation double glazed window, allowing for plenty of natural light. The room benefits from a carpeted floor, gas central heating radiator, and fitted wardrobes, offering ample storage while maintaining a comfortable and spacious feel. Access to En-Suite

## En-Suite



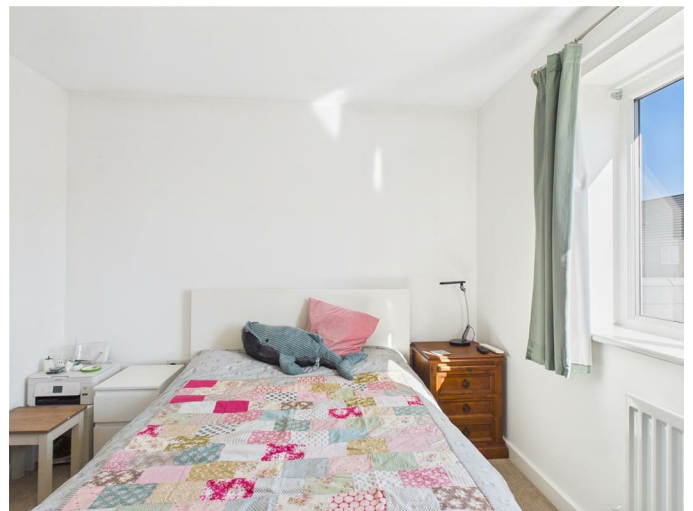
A contemporary en-suite featuring grey tiled flooring and cream tiled walls. The room is fitted with a mains shower with mixer, a wash hand basin, low-level WC, a wall-mounted heated mirror, and a heated towel rail.

## Bedroom 2



A generously proportioned double bedroom featuring a rear elevation double glazed window, carpeted flooring, and a gas central heating radiator. The room offers ample space for free-standing wardrobes or additional storage furniture.

## Bedroom 3



Double bedroom with a rear elevation double glazed window, carpeted flooring, and a gas central heating radiator. This well-sized room is versatile and ideal for use as a bedroom, home office, or hobby space.

## Family Bathroom



A stylish and well-appointed family bathroom featuring grey tiled flooring and cream-tiled shower surrounds. The room is fitted with a bath with mixer shower over, a wash hand basin, low-level WC, a heated towel rail, and a front elevation frosted window, combining practicality with contemporary design.

## Garden and Outside



The property enjoys versatile access to the rear garden, either via the double doors from the kitchen/dining room or a wooden side gate from the driveway. The garden features a combination of lawn and a paved patio area.

To the front, the property benefits from a tandem driveway providing off-road parking for two vehicles, as well as a garage, offering additional parking or storage options.

## Disclaimer

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

## Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Prospective buyers are advised to undertake their own measurements where accuracy is required.

## Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

## Money Laundering Regulations

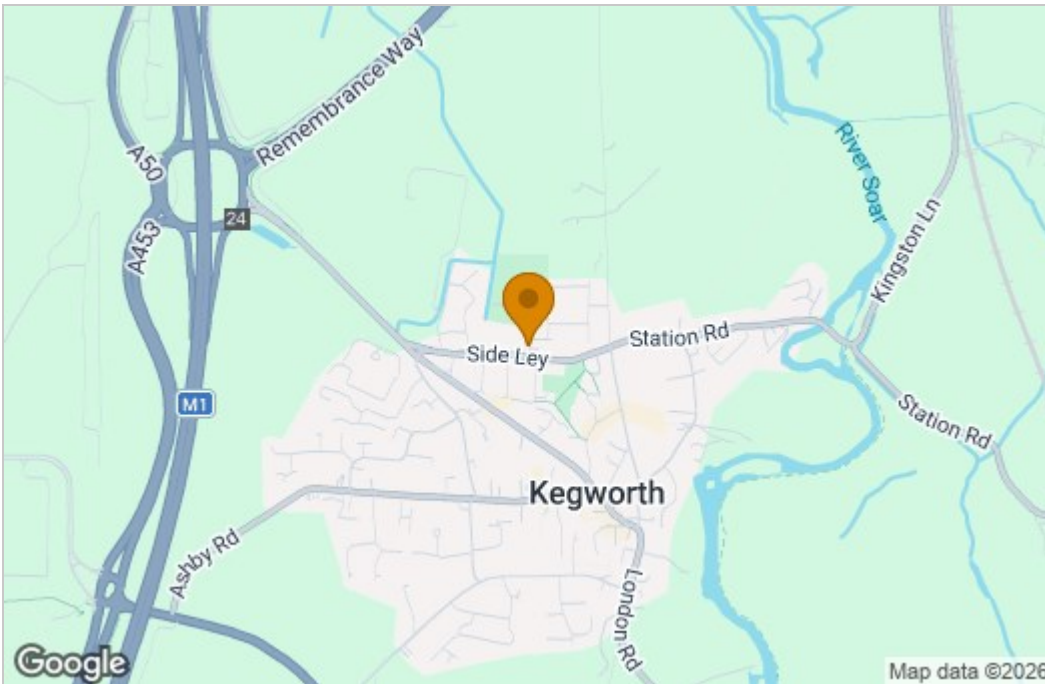
### MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

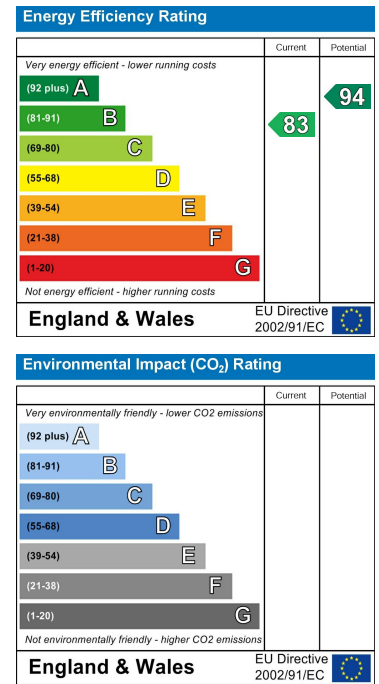
# Floor Plan



# Area Map



# Energy Efficiency Graph



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