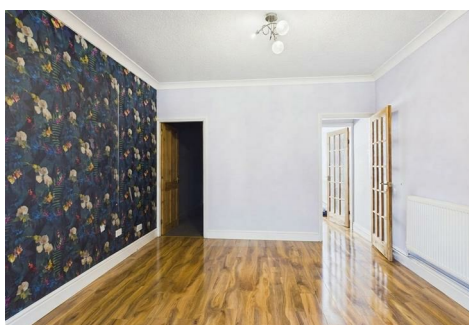




4 Milton Street, Derby, DE22 3NZ

Offers Around £165,000

This deceptively spacious two-bedroom terraced home on Milton Street offers stylish and well-presented accommodation, ideal for first-time buyers, professionals, or investors alike.

The property opens into a welcoming living room featuring a charming fireplace, creating a cosy focal point. To the rear, the home opens into an impressive extended kitchen diner — undoubtedly the standout feature of the property - boasting a vaulted ceiling, Velux-style windows, and double doors leading out to the garden, allowing natural light to flood the space. A convenient ground floor WC further enhances the practicality of the layout.

To the first floor, there is a generous principal bedroom complemented by a modern bathroom, alongside a well-proportioned second bedroom.

Externally, the property benefits from a large rear garden with useful side access, offering excellent outdoor space for entertaining, relaxing, or family use.

Ideally situated close to the heart of Derby City Centre, the property enjoys easy access to a wide range of shops, restaurants, and local amenities, with excellent transport links nearby making it perfectly placed for convenient city living.

Living Room

A welcoming and characterful living space featuring laminate flooring, a striking exposed brick chimney breast with log burner, double glazed window, and gas central heating radiator.

Inner Hallway

Providing access to the living room and kitchen/diner, with stairs rising to the first floor accommodation.

Kitchen/Diner

An impressive extended kitchen diner, undoubtedly the standout feature of the home, boasting a striking vaulted ceiling with Velux-style windows and double doors opening onto the rear garden, flooding the space with natural light. Fitted with a range of high gloss wall and base units complemented by wood-effect work surfaces and tiled splashbacks, the kitchen also benefits from an integrated fridge freezer and dishwasher, stainless steel sink with mixer tap, plumbing and space for a washing machine, laminate flooring, and gas central heating radiator. A convenient ground floor WC further enhances the practicality of the layout.

First Floor Landing

Providing access to the principal bedroom and bedroom two.

Master Bedroom

A large double bedroom featuring exposed floorboards and an exposed brick feature wall, with a double glazed window overlooking the rear garden. Benefitting from access to a useful over-stairs storage cupboard and the bathroom. Gas Central Heated radiator.

Bathroom

Fitted with a three-piece suite comprising WC, pedestal wash hand basin, and panelled bath with shower over and glass screen. Featuring lino flooring, tiled surrounds, frosted double glazed window to the rear elevation, and a useful airing cupboard.

Bedroom Two

A well-proportioned second bedroom featuring exposed floorboards, gas central heating radiator, and a double glazed window to the front elevation.

Garden

A generously sized rear garden accessed via the kitchen/diner or side alleyway, featuring a pebbled seating area and a substantial lawned garden, offering excellent outdoor space for entertaining and family use.

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. Due to the limitations of the process our measurements do not include the insides of wardrobes and cupboards. This may produce discrepancies on internal square feet or metres of a home especially when compared to EPC measurements. 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.

REGULATORY INFORMATION

Anti-Money Laundering (AML)

In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers, plus their address and obtain satisfactory proof of funds before a transaction can proceed.

Redress Scheme

We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

Client Money Protection (CMP)

We are members of an approved Client Money Protection scheme, TDS, ensuring that client funds are protected in accordance with current legislation.

Referral to third parties

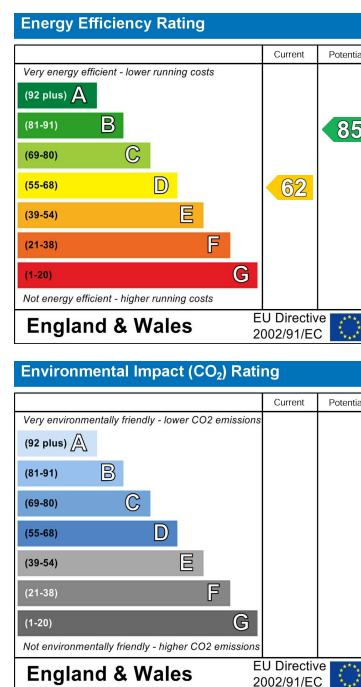
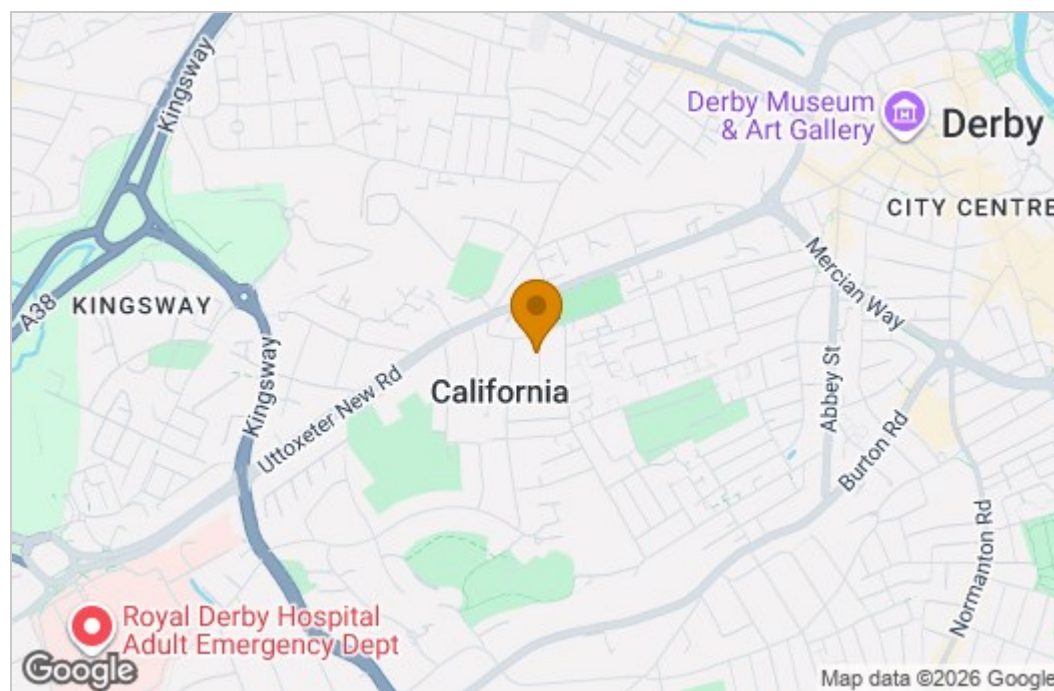
With your permission we may obtain quotes from

third parties in order to help the sales process. By law 'The Agent' must tell the client if 'The Agent' or any connected person intends to earn any commission from offering the client or a buyer other services. If 'The Agent' or any connected person earns money from any of these services 'The Agent' or connected person would keep the commission. The following services may be offered by 'The Agent' or connected persons; EPC provision, lettings inventory services, financial services, survey services and conveyancing.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.