



Battersea Park Way
DERBY



Property Description

Hall and Benson are pleased to present to the market this well presented, three bedroom, semi-detached family home located on Battersea Park Way. In brief the property comprises of a welcoming entrance hall, cloakroom, lounge and kitchen diner to the ground floor. To the first floor you will find three bedrooms with the master benefiting from an en-suite and family bathroom. Externally, to the rear you will find a low maintenance enclosed garden. There is also a double garage to the rear of the property. To view, contact us today!

Ground Floor

Entrance Hall

Accessed via a door to the front, having a radiator, stairs leading to the first floor and doors leading to the lounge and cloakroom.

Cloakroom

Fitted with a W/C and wash hand basin. Having a radiator, tiled flooring and a double glazed obscure window.

Lounge

Having a double glazed window, radiator, laminate flooring and access to the kitchen diner.

Kitchen Diner

A modern fitted kitchen offering a range of matching wall and base units with complementary work surfaces over with an inset one and a half bowl sink and drainer unit with mixer tap over. There is an electric oven, gas hob with cooker hood over, space and plumbing for a washing machine and dishwasher and space for a free standing fridge/freezer. There is also a double glazed window as well as double glazed patio doors leading out to the garden.

First Floor

Landing

Having loft access and access to the three bedrooms and bathroom.

Bedroom One

Having a double glazed window, storage cupboard, radiator, carpet flooring and door to the en-suite.

En-Suite

Fitted with a shower cubicle, wash hand basin and W/C. Having tiling to the splashbacks, extractor fan, vinyl flooring and a double glazed obscure window.

Bedroom Two

Having a double glazed window, radiator and carpet flooring.

Bedroom Three

Having a double glazed window, radiator and carpet flooring.

Bathroom

A fitted suite comprising of a bath with shower over, wash hand basin and W/C. Having a radiator, vinyl flooring, tiling to the splashbacks and a double glazed obscure window.

Outside

Rear

To the rear, you will find a low maintenance garden offering a patio area, electric point as well as a artificial lawned area.

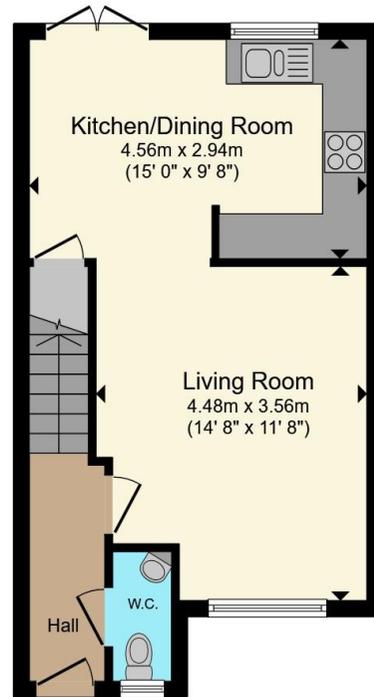
Double Garage

To the rear of the property you will find a double garage which offers power and lighting.

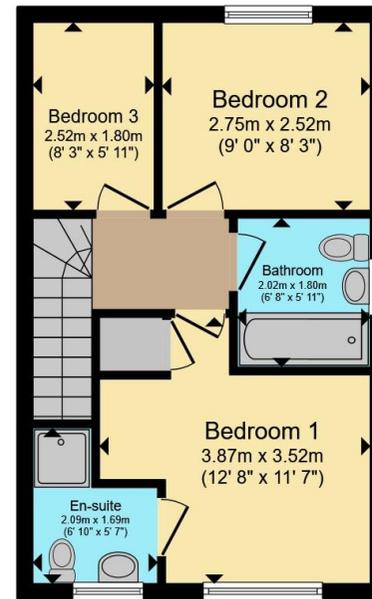








Ground Floor



First Floor

Total floor area 70.6 m² (760 sq.ft.) approx

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.propertybox.io



To view this property please contact Hall & Benson on

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E7 Park Farm Centre Park Farm Drive
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EPC Rating: C Council Tax
Band: C

view this property online hallandbenson.co.uk/Property/ATR102494

Tenure: Freehold



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