



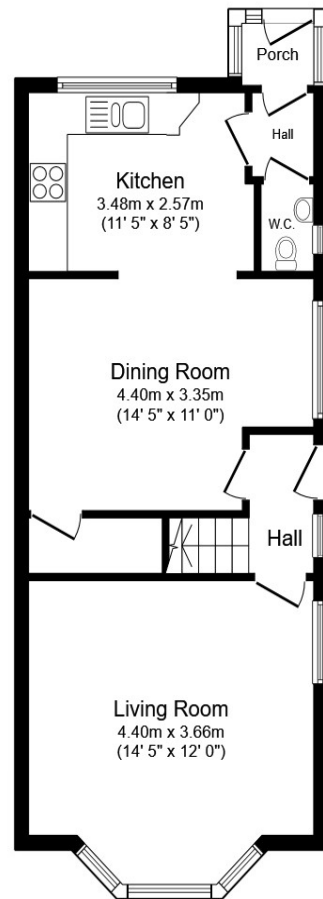
**Radcliffe Drive, Derby, DE22 3LB**

**welcome to**

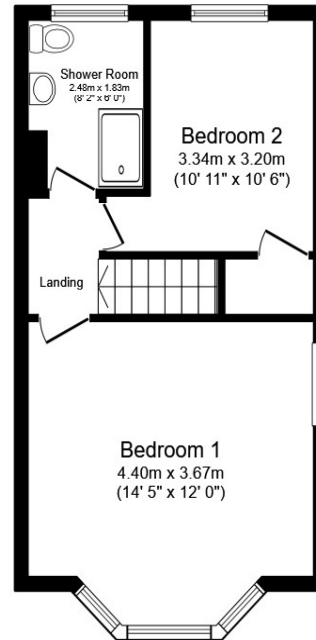
**Radcliffe Drive, Derby**

Beautiful two-bedroom semi-detached home in Littleover, set on a generous corner plot with a large driveway. Features a spacious bay-fronted lounge, open-plan extended kitchen-diner, downstairs WC, two bedrooms and a modern shower room. Ideal first home.





**Ground Floor**



**First Floor**

**Living Room**

12' 1" MAX x 13' 1" + BAY ( 3.68m MAX x 3.99m + BAY )

**Dining Room**

15' 1" MAX x 10' 7" MAX narrowing to 7' 5" MAX ( 4.60m MAX x 3.23m MAX narrowing to 2.26m MAX )

**Kitchen**

10' 8" MAX x 9' 2" MAX ( 3.25m MAX x 2.79m MAX )

**Bedroom 1**

14' 4" + BAY x 9' 8" MAX ( 4.37m + BAY x 2.95m MAX )

**Bedroom 2**

14' 4" INTO RECESS x 9' 8" MAX ( 4.37m INTO RECESS x 2.95m MAX )

**Bathroom**

8' 1" MAX x 6' MAX ( 2.46m MAX x 1.83m MAX )

Total floor area 86.4 m<sup>2</sup> (930 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](http://www.propertybox.io)



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## Radcliffe Drive, Derby

- Two-bedroom semi-detached home
- Set on a generous corner plot
- Large driveway with ample parking
- Spacious bay-fronted living room
- Extended open-plan kitchen diner

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £200,000



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY121236](https://www.bagshawsresidential.co.uk/Property/DBY121236)



Property Ref:  
DBY121236 - 0003

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