



HOPKINS & DAINTY

ESTATE AGENTS



Bandy Lane, Derby, DE21 4TZ

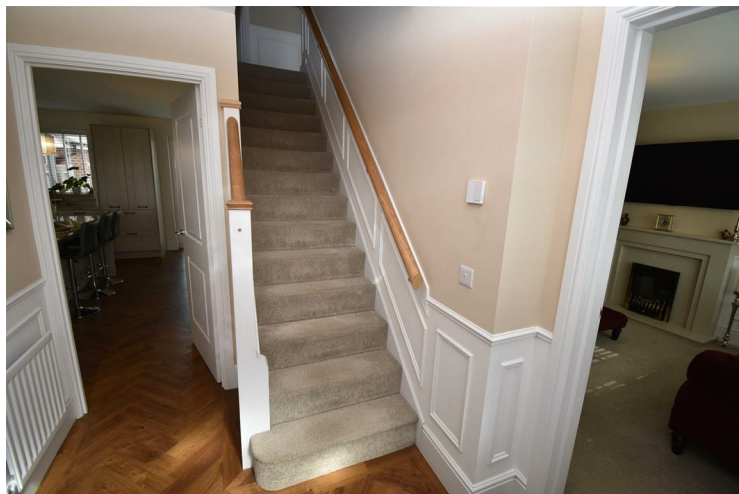
Guide price £420,000

****GUIDE PRICE £420,000-£430,000**** OPEN 7 DAYS A WEEK - HOPKINS & DAINTY are pleased to offer this beautifully presented, detached family home. Set on this popular modern estate, towards the northern edge of Derby. With far reaching views across the city and countryside beyond. Built by Redrow homes in 2022, property stands on a generous garden plot with side driveway parking, a double garage and delightful rear garden.

Internally the accommodation comprises: entrance hallway, open plan kitchen/diner/living room with integrated appliances and French doors opening onto the garden. There is a separate lounge to the front with a feature fireplace; a utility room and guest WC. On the first floor, there are four good sized bedrooms; the master having a dressing area with fitted wardrobes and an en-suite shower room. There is also a main bathroom with a three piece suite, including an over bath shower. The property also has gas central heating and double glazing.

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 double glazed side panels. Stairs rising to the first floor and doors leading off.

Kitchen/Diner/Living Room 25'9" x 22'4" overall (7.86 x 6.83 overall)



Stunning L-shaped open plan kitchen/living room; providing a great space for family time and entertaining. The kitchen area is fitted with a contemporary range of units and worktops with an inset sink and mixer tap and a matching central island and breakfast bar. There is a built in double electric oven, induction hob and hood, along with an integrated dishwasher, fridge and freezer. Two radiators, under stairs storage cupboard, double glazed front and rear windows and French doors opening onto the garden.

Lounge 15'1" x 11'10" (4.60 x 3.63)



Front sitting room with a feature fireplace housing a coal effect gas fire, radiator and a double glazed window.

Utility Room 6'7" x 5'10" (2.01 x 1.80)



Fitted worktop with an inset sink and mixer tap. Storage cupboard, plumbing for a washing machine and space for a tumble dryer. Cupboard housing the wall mounted gas boiler; a radiator, extractor vent, double glazed door to the rear garden and door to:

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and double glazed side window.

First Floor Landing



Airing cupboard housing the hot water cylinder, radiator, access to the loft space and doors leading off.

Master Bedroom 19'0">12'2" x 10'2" (5.80>3.71 x 3.10)



Measurements include the wardrobes.
Generous master bedroom and dressing area with fitted

floor to ceiling wardrobes. Two radiators, two double glazed front windows and a door to:

En-Suite Shower Room 8'1" x 5'5" max. (2.48 x 1.66 max.)



Three piece suite comprising shower, wash hand basin and WC. With an extractor vent, heated towel rail and tiled flooring.

Bedroom 2 13'5" x 10'1">7'4" (4.10 x 3.09>2.25)



Second double bedroom with a radiator and double glazed rear window.

Bedroom 3 12'0" x 10'1">7'4" (3.67 x 3.09>2.25)



With a radiator and double glazed front window.

Bedroom 4 11'1" x 9'5" max. (3.40 x 2.88 max.)



Fourth bedroom with a radiator and double glazed rear window.

Bathroom 7'6" x 6'0" (2.30 x 1.84)



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Tiled flooring, a heated towel rail and double glazed rear window.

Frontage & Side Driveway



To the front of the property there is a border garden with access to the entrance door, having a storm canopy and lighting.

To the side, there is ample driveway parking and access to the garage and garden.

Double Garage 18'6" x 18'4" max. (5.65 x 5.60 max.)



With an up and over door, electric light and power connected, roof storage space, a double glazed rear window and side access door opening to the garden.

Rear Garden



Delightful enclosed lawn garden, with a patio seating area, outside tap and lighting, access to the garage and fencing to the boundary.

Service Charge

We understand that this property is subject to an annual estate maintenance charge in the region of £240.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Draft Sales Details

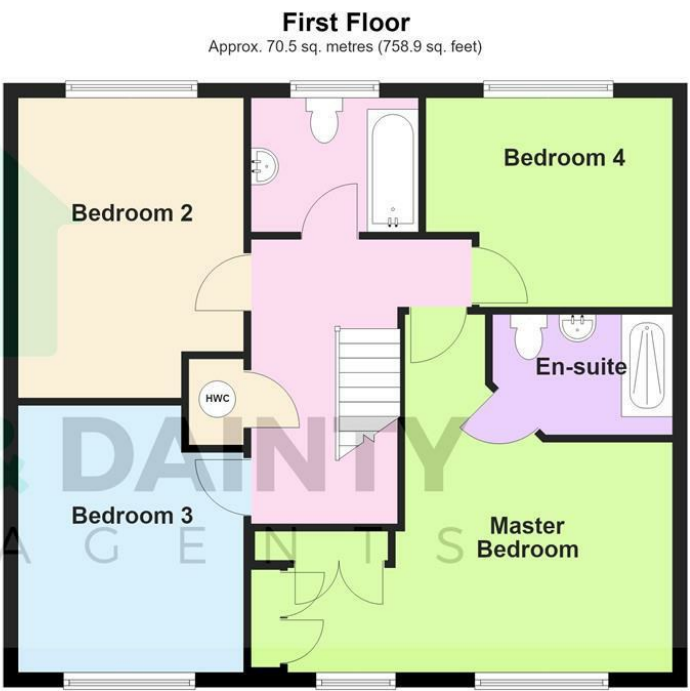
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

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

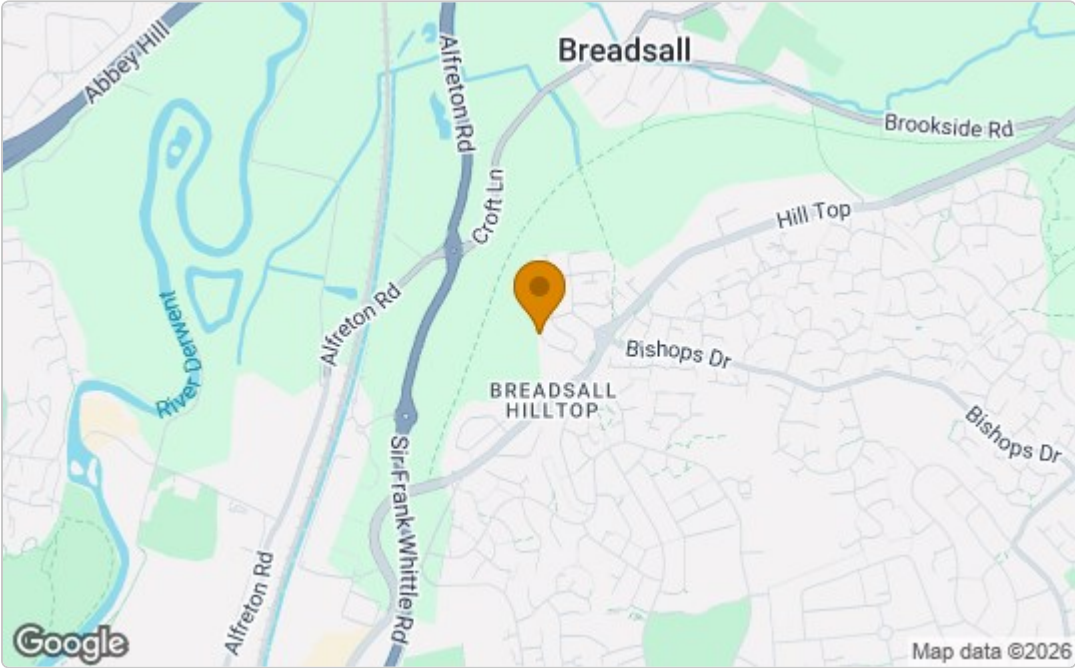
camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

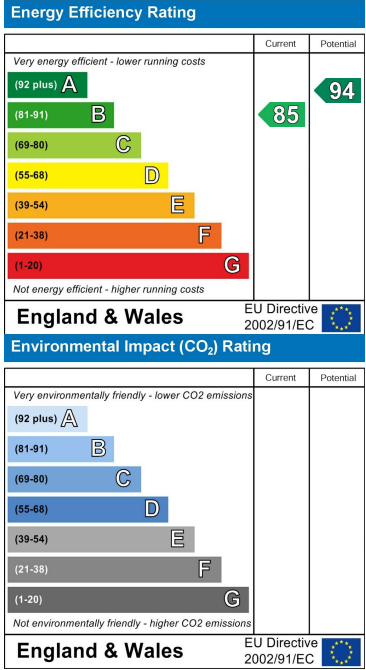


Total area: approx. 140.7 sq. metres (1514.4 sq. feet)
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.