HOPKINS & DAINTY
ESTATE AGENTS









Wren Close, Derby, DE65 5RL

£225,000

*OPEN 7 DAYS A WEEK** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this well presented three bedroom semi-detached property. Set on the edge of this modern estate, located towards the Northern edge of Hatton. The house sits in a pleasant cul-de-sac location, with a south facing rear lawn garden.

Built c.2022 by Ashberry Homes, the accommodation comprises: entrance hall with a Guest WC. Front Lounge, inner hall and a full width rear kitchen/diner with contemporary units, integrated appliances and French doors opening onto the garden. On the first floor, the landing provides access to all three bedrooms and the main family bathroom. The master bedroom has an En-suite shower room and the main family bathroom has a three piece suite including an over bath shower. The property has gas central heating, double glazing, driveway parking for two cars and a pleasant enclosed rear lawn garden.

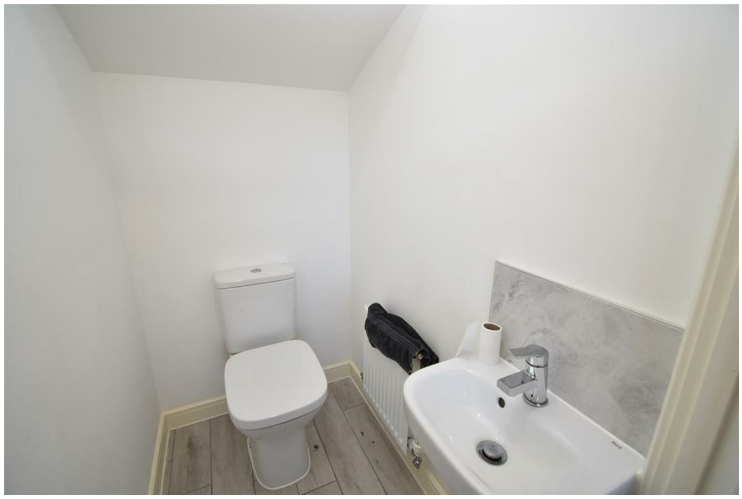
If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door, with tiled flooring, a radiator and doors leading off.

Guest WC



Two piece suite comprising WC and wash hand basin. With tiled flooring, a part sloping ceiling, radiator and extractor vent.

Lounge 14'0" x 11'3" max. (4.27 x 3.45 max.)



With a radiator, double glazed front window and door to:

Inner Hall



With stairs rising to the first floor and a door to:

Kitchen/Diner 14'9" x 10'8">8'7" (4.52 x 3.26>2.63)



Spanning the full width of the property and fitted with a range of base and wall units; with worktops and an inset sink and drainer. There is a built in electric oven, gas hob and hood; along with a dishwasher, washer/dryer and fridge/freezer. Boiler cupboard housing the wall mounted gas boiler, tiled flooring, a radiator and double glazed French doors and windows opening to the rear garden.

First Floor Landing



With access to the loft space and doors leading off.

Master Bedroom 12'1" x 10'11" max. (3.69 x 3.34 max.)



Rear master bedroom with an over stairs plinth, radiator, double glazed window and door to:

En-Suite Shower Room 8'0" x 5'0" max. (2.46 x 1.54 max.)



Three piece suite comprising shower, wash hand basin and WC. With a radiator, extractor vent and double glazed rear window.

Bedroom 2 10'2" x 7'4" (3.10 x 2.24)



Front double bedroom with a radiator and double glazed window.

Bedroom 3 7'2" x 6'9" (2.20 x 2.07)



Single third bedroom with a radiator and double glazed window.

Bathroom 7'3" x 6'2" max. (2.23 x 1.88 max.)



Three piece suite comprising bath with a shower over, wash hand basin and WC. Tiled splash backs, a radiator

and extractor vent.

Front/Driveway

To the front of a property there is a tandem driveway providing off road parking for two cars. Gated side entry to the rear garden.

Rear Garden



South facing rear lawn and patio garden with fencing to the boundary.

Service Charge

We understand that this property is subject to an annual service charge. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

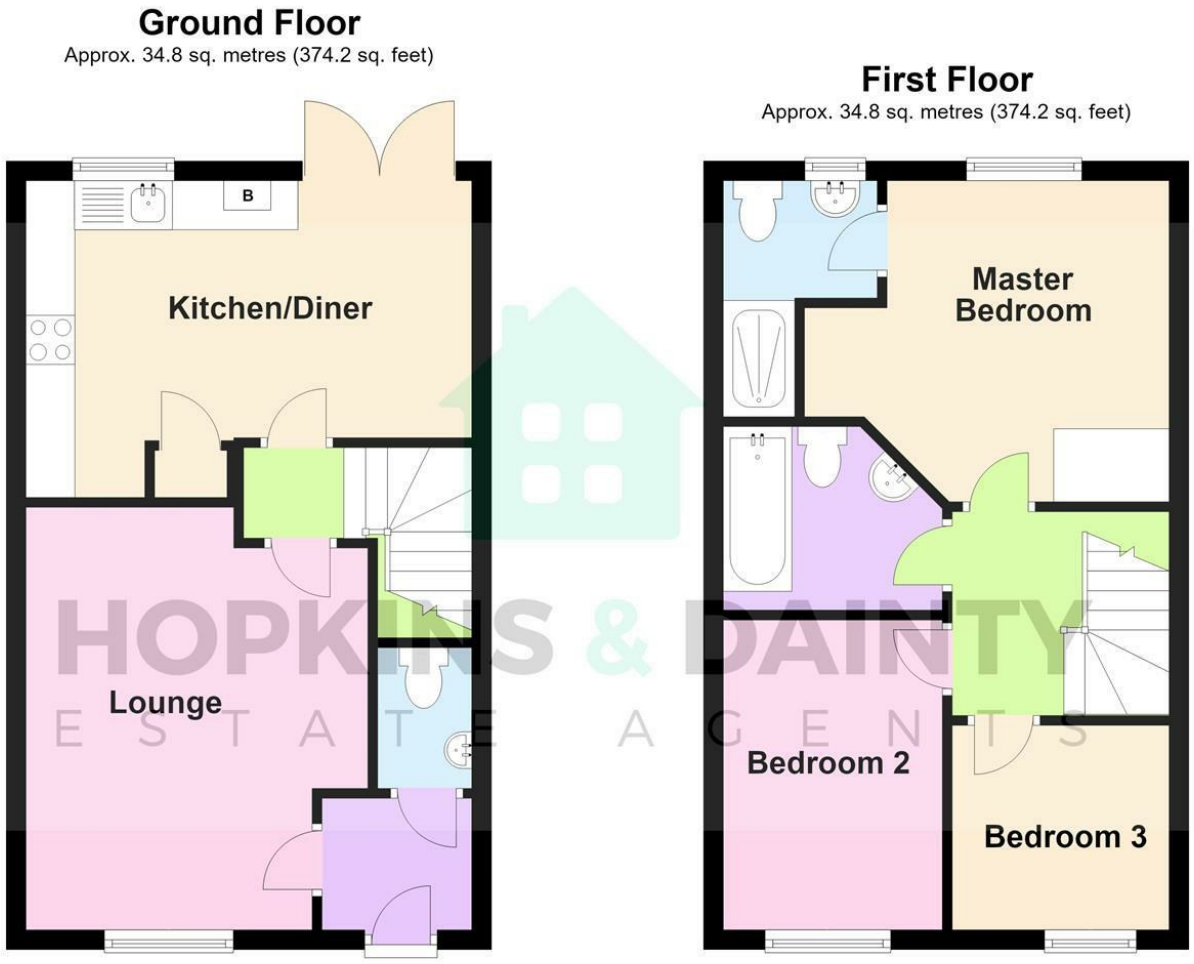
Draft Sales Details

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. 69.5 sq. metres (748.3 sq. feet)

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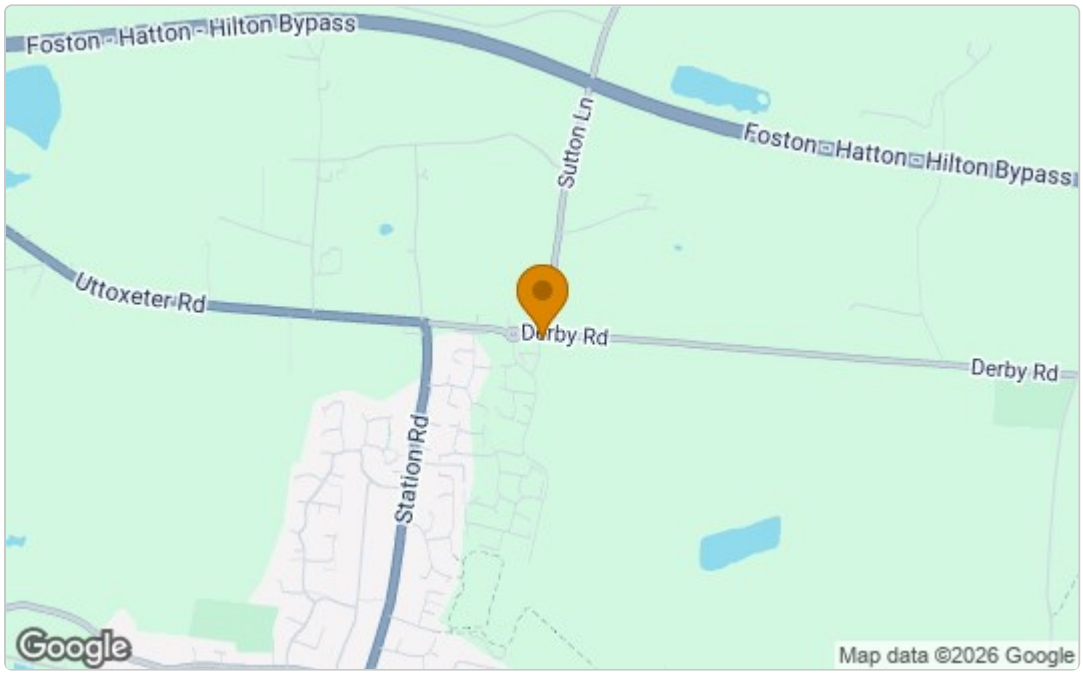
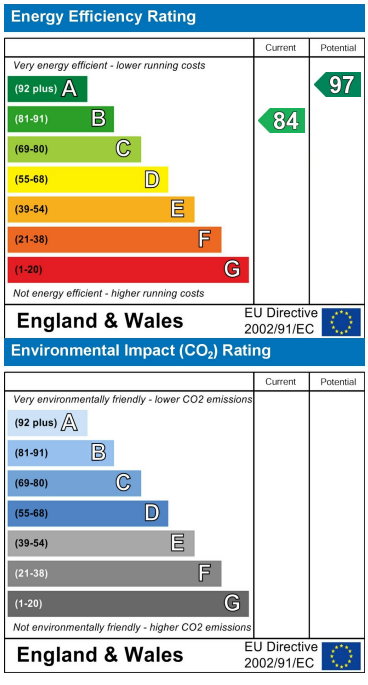
Plan produced using PlanUp.

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.

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