



HOPKINS & DAINTY

ESTATE AGENTS



Balmoral Way, Derby, DE65 5RG

£220,000

HOPKINS AND DAINTY ARE PLEASED TO BRING TO THE MARKET this modern, three bedroom semi detached house. Offering a perfect home for a first time buyer or family.

Comprising: Entrance Hall, with a Guest WC, front Lounge and a full width rear Kitchen/Diner with integrated appliances and French doors leading out onto the rear garden. On the first floor, the landing provides access to three Bedrooms and the main family Bathroom. The Master Bedroom also has an En-Suite Shower Room. The property has central heating and double glazing. Outside, there is driveway parking and an enclosed rear garden. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Frontage and Driveway



To the front of the property there is a low maintenance border garden with access to the contemporary black entrance door and an outside light. With side driveway parking for two cars and gated entry to the rear garden.

Kitchen/ Diner 14'6" x 6'6" (4.42 x 2.00)



Contemporary base and wall cupboards with an attractive worktop over. Double glazed French doors opening onto the rear garden, built in dishwasher, washer/ dryer and fridge freezer, gas hob, electric oven and extractor over. Stainless Steel sink.

Lounge 16'6" x 9'10" (5.05 x 3.00)



With an under stairs storage cupboard, radiator, double glazed front window and door to:

Bedroom 1 12'0" x 10'11" (3.68 x 3.33)



Front double bedroom with a radiator, over stairs storage cupboard, double glazed rear window and door to:

En Suite Shower Room



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a heated towel rail, extractor vent and a double glazed front window.

Family Bathroom



Contemporary three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a radiator, extractor vent.

Bedroom 2 10'2"x 7'4" (3.11x 2.24)



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

Bedroom 3 7'1" x 6'11" (2.17 x 2.11)



Single third bedroom with a radiator and double glazed front window.

Entrance Hall

Contemporary black door leads to the lounge and the downstairs WC, stairs to second floor.

Rear Garden



Bright and sunny low maintenance rear garden with a patio area for relaxing.

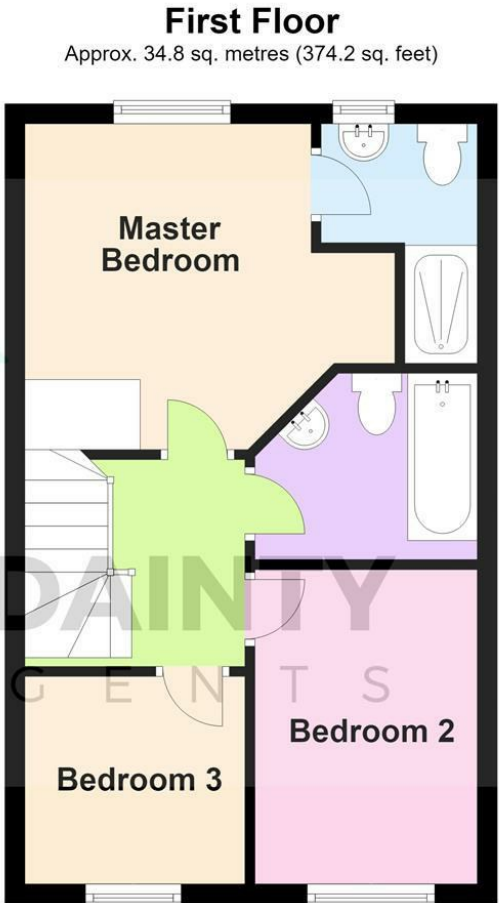
Important Information

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.

Draft Details

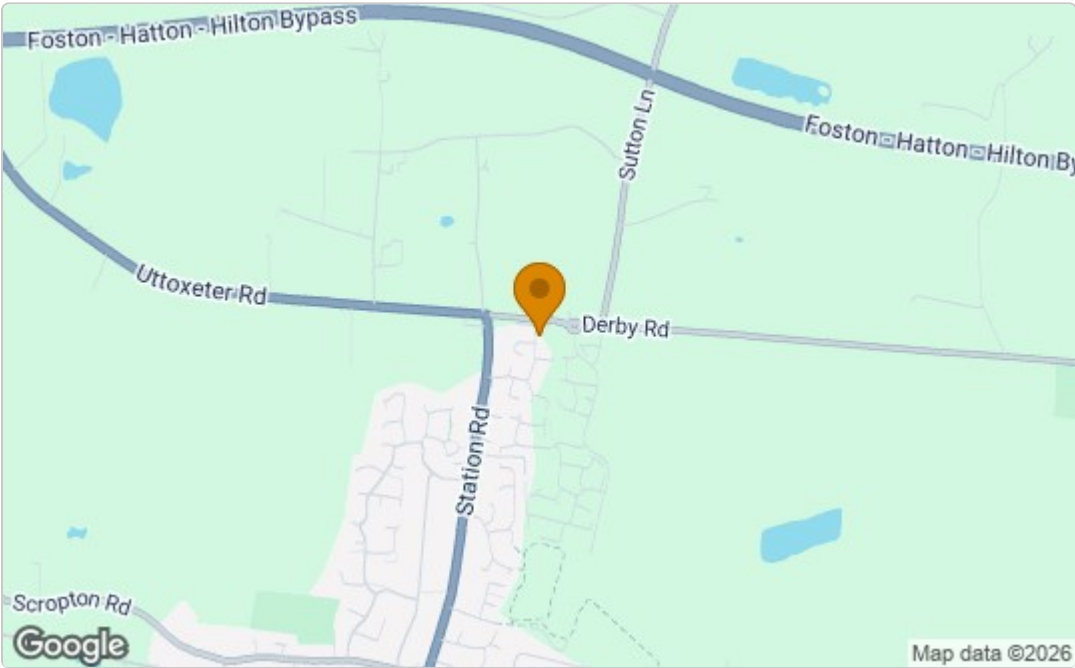
These sales details have been submitted to our clients

and are awaiting approval by them - they are distributed on this basis and are subject to change.

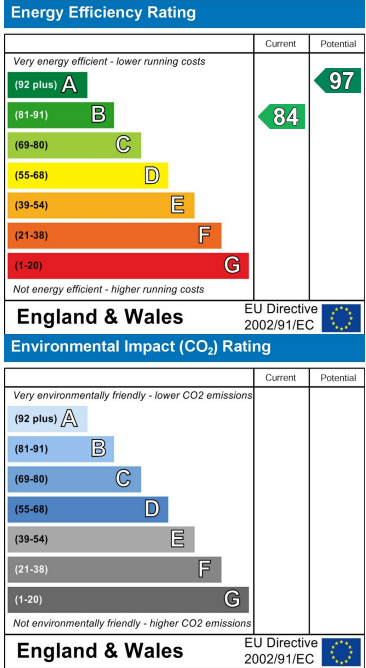


Total area: approx. 69.5 sq. metres (748.3 sq. feet)
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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