



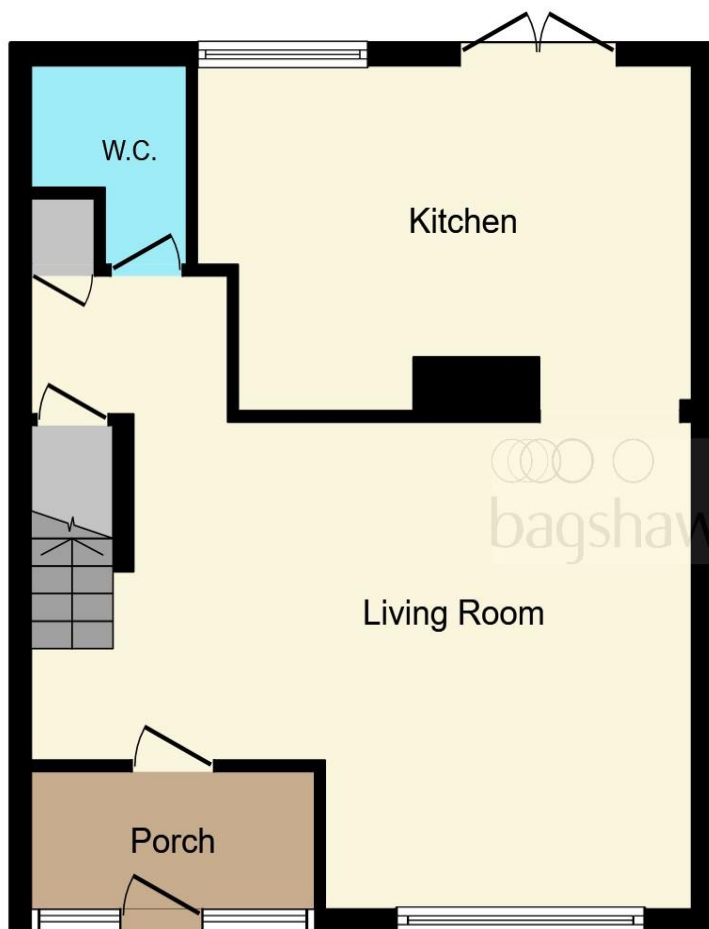
Dulwich Road, Derby, DE22 4HG

welcome to

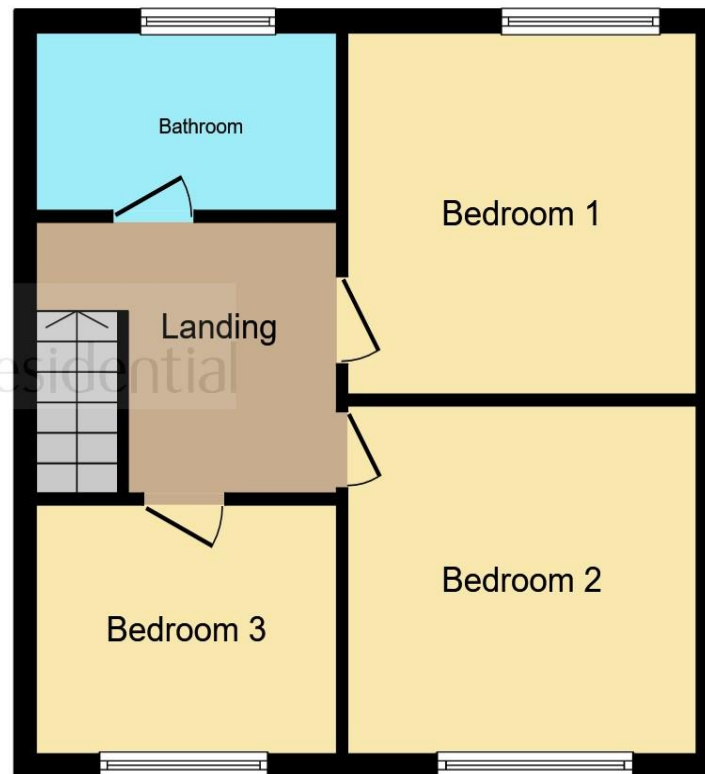
Dulwich Road, Derby

Spacious 3-bedroom freehold home in a sought-after residential area. Featuring a lounge, fitted kitchen/diner, family bathroom, driveway, and generous gardens with potential to extend. Close to city centre, schools, and excellent transport links - ideal for families or first-time buyers.





Ground Floor



First Floor

Living Room

14' 5" Max x 21' 11" Max (4.39m Max x 6.68m Max)

Kitchen

15' 8" Max x 10' 3" Max (4.78m Max x 3.12m Max)

Bedroom One

10' 7" Max x 11' 4" Max (3.23m Max x 3.45m Max)

Bedroom Two

10' 4" MAX x 11' 11" MAX (3.15m MAX x 3.63m MAX)

Bedroom Three

7' 4" Max x 9' 6" Max (2.24m Max x 2.90m Max)

Bathroom

5' 3" Max x 9' 7" Max (1.60m Max x 2.92m Max)

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.focalagent.com

welcome to

Dulwich Road, Derby

- 3 good-sized bedrooms
- Spacious lounge and fitted kitchen/diner
- Driveway providing off-road parking
- Large front and rear gardens with extension potential
- Freehold property - Council Tax Band A

Tenure: Freehold EPC Rating: D
Council Tax Band: A

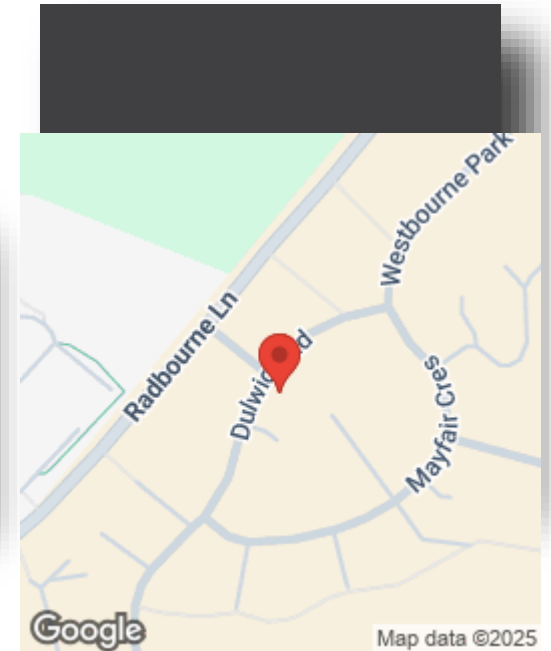
This 3-bedroom freehold house offers generous living space in a sought-after residential area, making it an ideal choice for young families, first-time buyers, or investors. The ground floor welcomes you with a bright lounge, leading through to a fitted kitchen/diner with access to the spacious rear garden-perfect for entertaining or enjoying family time outdoors. In addition a W/C.

Upstairs you'll find three good-sized bedrooms and a modern family bathroom.

The property also benefits from a driveway, offering convenient off-road parking. With large front and rear gardens, there's excellent potential to extend (subject to planning) and truly make the home your own.

Located in a friendly neighbourhood close to the city centre, the home is well-connected by great transport links and bus services. Schools, local amenities, and green spaces are all within easy reach, making this property both practical and desirable. Offering comfort, convenience, and future potential, this home provides a fantastic opportunity to step onto the property ladder or expand your investment portfolio.

offers over
£180,000



view this property online bagshawsresidential.co.uk/Property/DBY118849



Property Ref:
DBY118849 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk