



# HOPKINS & DAINTY

ESTATE AGENTS



**Petersham Drive, Derby, DE24 0JU**

**£250,000**

**\*\*OPEN 7 DAYS\*\*** A beautifully presented and well maintained double bay fronted three bedroom semi-detached home in a sought after residential cul-de-sac offering a larger than average rear garden. Located off the Shardlow Road, making for convenient access to Derby city centre, the A50 and M1 the gas centrally heated and double glazed accommodation has to offer: Entrance hall, fabulous open plan kitchen/diner/lounge with double opening French doors leading out onto the large rear garden. To the first floor there are three bedrooms and a bathroom. Outside to the front the property offers off road parking and to the rear a brick built shed and garden mainly laid to lawn. Viewing is highly recommended! 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.



## Entrance hall



With stairs off to the first floor, radiator, useful understairs storage cupboard.

**Open plan kitchen/dining room/lounge 18'7" max x 23'7" max (5.67 max x 7.21 max)**



A fabulous open plan room with bay window to the front, window to the rear, fireplace with gas fire. two vertical radiators, double opening French doors leading out onto the rear garden, kitchen consisting of: a range of fitted matching wall and base units, working surfaces with tiling to the splashbacks. inset one and a half bowl stainless steel sink unit and drainer, fitted electric oven and grill, fitted gas hob with extractor over, appliance space for fridge/freezer, dishwasher and washing machine.

## The first floor



With window to the side.

**Bedroom one 12'0" x 11'8" (3.67 x 3.56)**



With window to the rear, radiator, picture rail.

**Bedroom two 11'8" x 11'1" (3.57 x 3.40)**



With bay window to the front, wood panelling to one wall, radiator.

### Bedroom three 6'7" x 6'5" (2.02 x 1.97)



With window to the front, radiator.

### Bathroom



Fitted with a three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, W/C. Partially tiled walls, window to the rear, radiator.

### Outside



The property occupies a generous sized plot with off road parking to the front and a sizeable rear garden which has lawn, timber decking and brick built shed.

### 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

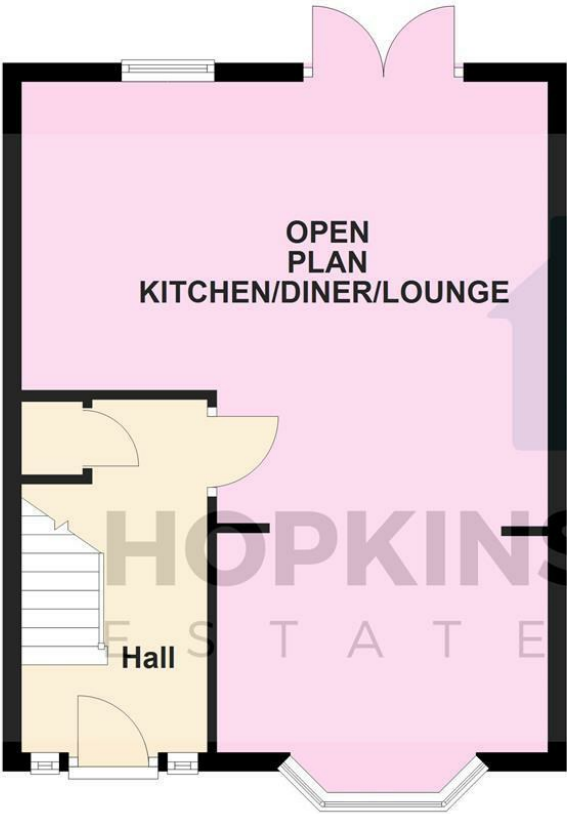
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any 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

Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



First Floor

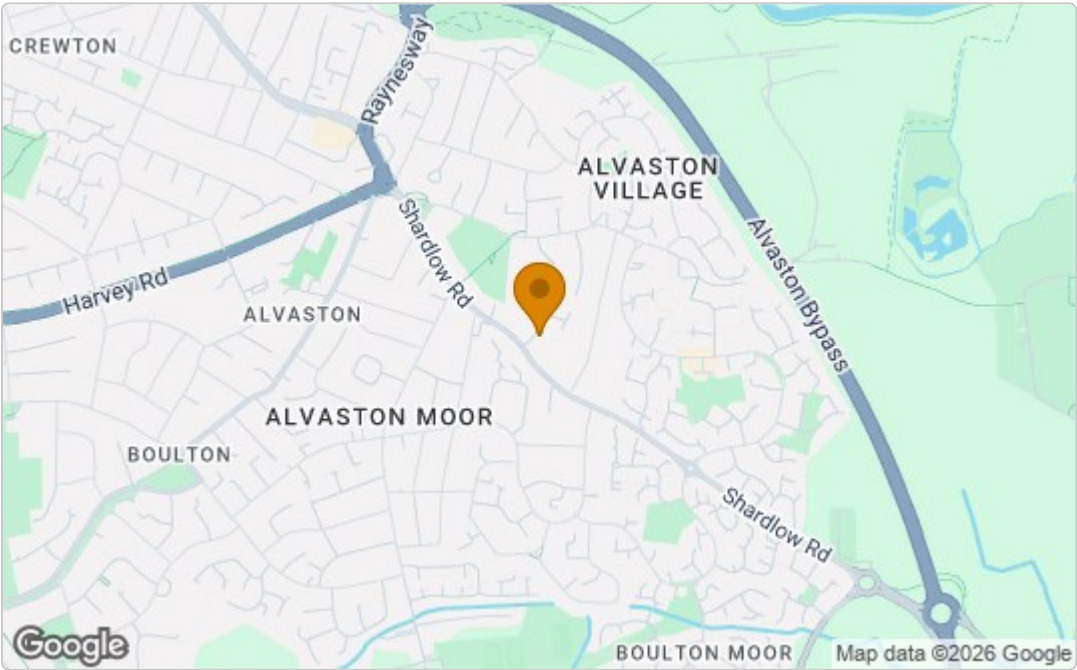
Approx. 40.8 sq. metres (438.7 sq. feet)



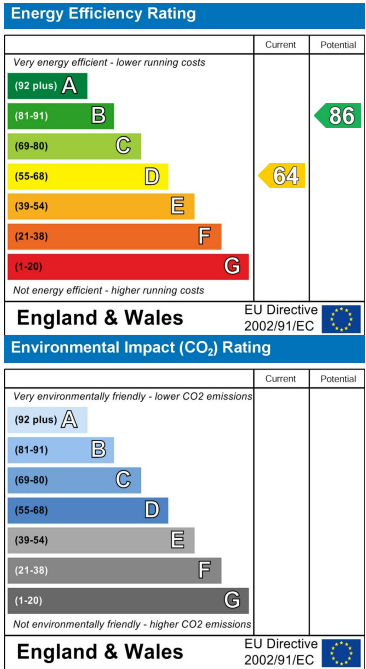
Total area: approx. 81.8 sq. metres (880.9 sq. feet)

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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.