



HOPKINS & DAINTY

ESTATE AGENTS



Goswick Close, Derby, DE24 3GN

£379,950

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this immaculately presented four bedroom detached home, delightfully located at the head of a cul de sac with open field views to some windows. The property, built by Davidsons Homes approximately 4 years ago provides accommodation that requires you to simply un pack and comes to the market with NO UPWARD CHAIN. In brief the gas centrally heated and double glazed double fronted property has to offer: Entrance hall with built in shoe and coat storage, guest W.C., study, lounge with double opening French doors leading out onto the rear garden, a large kitchen/diner with integrated appliances and breakfast bar, utility room with door leading out onto the rear garden and a built in pantry/store cupboard. To the first floor there are four good sized bedrooms, an en-suite shower room to bedroom one as well as built in wardrobes and a bathroom with both shower cubicle and bath to service bedrooms two, three and four. Outside the property has a detached garage with driveway and a generous, private rear garden. Viewing is a must! 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 ceramic tiled flooring, radiator, built in shoe and coat storage, stairs off to the first floor.

Guest W.C

With wall mounted wash hand basin and tiled splashback, W.C., radiator, ceramic tiled flooring.

Study 11'2" x 5'7" (3.42 x 1.72)



With window to the front, radiator, laminate flooring.

Lounge 16'6" x 11'2" (5.04 x 3.42)



With two radiators, double opening French doors to the rear, laminate flooring.

Kitchen/diner 19'10" x 12'1" (6.07 x 3.69)



Fitted with a range of matching wall and base units, working surfaces with matching upstand, inset composite sink and drainer, fitted double electric oven, integrated dishwasher, integrated fridge/freezer, fitted kitchen island with further storage cupboards, inset gas hob and extractor over, ceramic tiled flooring, two radiators, windows to the front and rear.

Utility room 6'3" x 4'9" (1.91 x 1.45)



With a fitted wall cupboard housing the gas central heating boiler, fitted working surface with appliance space for washing machine and tumble dryer, radiator, ceramic tiled flooring continued from the kitchen, door to the rear garden, door to built in understairs storage cupboard.

The First Floor landing



With access to the loft, window to the rear, radiator, built in cupboard housing the hot water tank.

Bedroom One 9'10" x 10'4" to built in wardrobes (3.00 x 3.17 to built in wardrobes)



With built in wardrobes, radiator, window to the front.

En-suite shower room



With fitted double shower cubicle, W.C., pedestal wash hand basin, partially tiled walls, tiled flooring, wall mounted electric point, radiator.

Bedroom Two 11'3" x 10'0" to built in wardrobes (3.43 x 3.06 to built in wardrobes)



With built in wardrobes, window to the front, radiator.

Bedroom Three 11'1" x 9'8" (3.39 x 2.96)



With window to the rear, radiator.

Bedroom Four 8'2" x 6'8" (2.49 x 2.05)



With window to the front, radiator, hanging storage in stairs bulkhead, laminate flooring.

Bathroom



Fitted with a four piece suite comprising: panelled bath, separate shower cubicle, W.C., pedestal wash hand basin, partially tiled walls, tiled flooring, window to the rear, radiator.

Outside



There is a wheelchair friendly access frontage to the property together with a small garden which is neatly planted with maintained shrubs. To the side there is a driveway providing off road parking and access to the garage. The rear garden is of a good size with lawn, patio seating area and timber decked area with pergola over.

Garage 18'9" x 10'0" (5.73 x 3.07)

With power, lighting, up and over door, side service door.

Estate Maintenance Charge

We understand that properties on this estate are subject to an annual estate maintenance charge in the region of £180. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

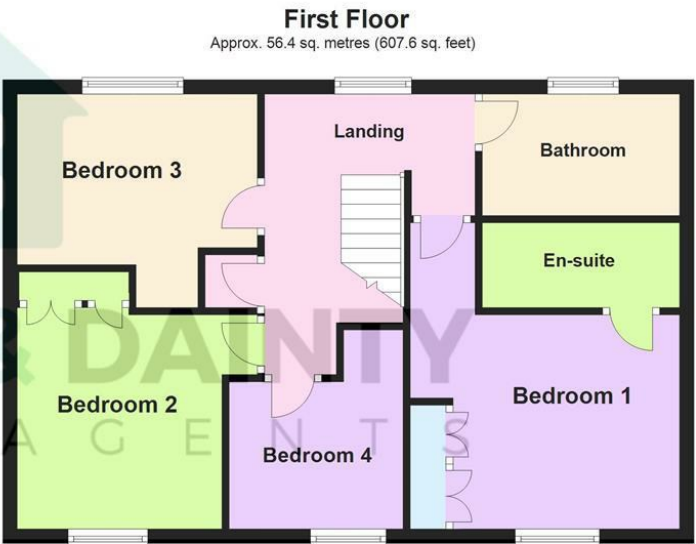
Draft Sales Details

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

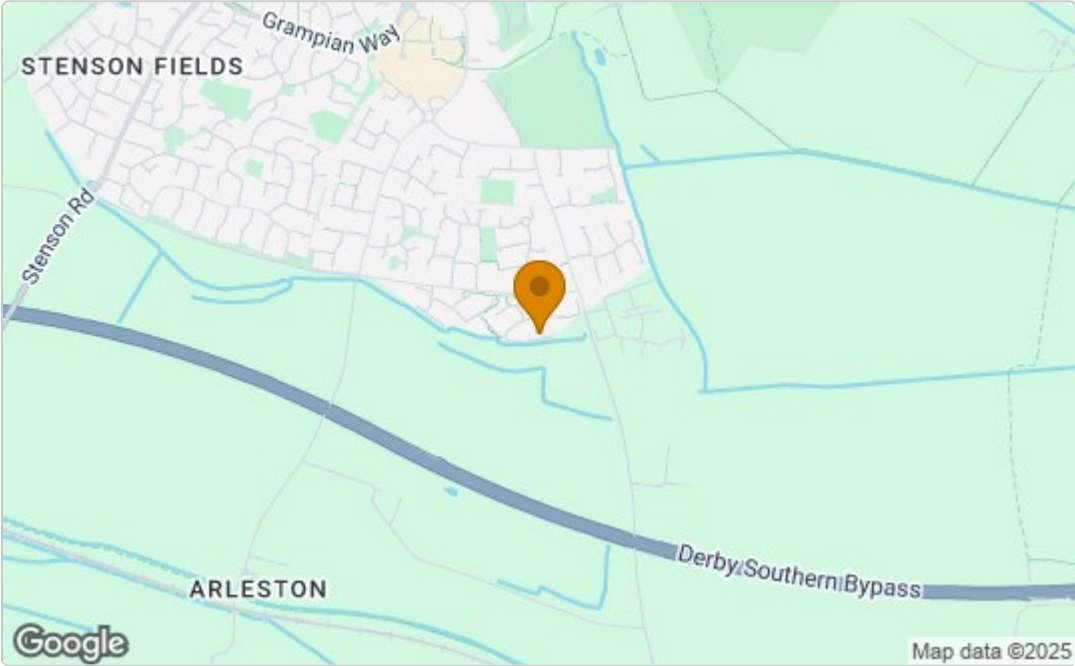
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any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

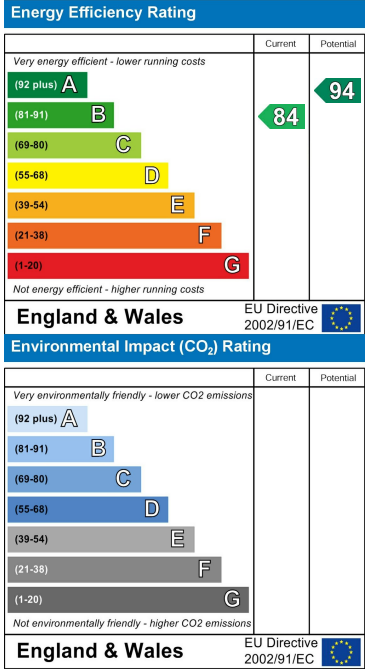


Total area: approx. 114.6 sq. metres (1234.0 sq. feet)
Copyright of HOPKINS AND DAINTY ESTATE AGENTS.
Plan produced using PlanUp.

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.