



HOPKINS & DAINTY

ESTATE AGENTS



Dilston Way, Derby, DE73 6AL

£297,000

****OPEN 7 DAYS A WEEK**** HOPKINS & DAINTY of TICKNALL are delighted to offer to the market this double fronted three bedroom detached house. Standing on a corner plot with a South facing rear garden and a pleasant outlook over a communal green space. Convenient for access to the nearby A50 and local Chellaston amenities.

The property benefits from gas central heating, double glazing and driveway parking; and comprises entrance hall, lounge with double opening French doors to the garden; a dual aspect kitchen/diner with integrated appliances; utility room and Guest WC.

On the first floor, the landing leads to three generous bedrooms and the main bathroom. The Master bedroom has fitted wardrobes and an En-suite shower room. Outside there is a rear driveway providing off road parking and an enclosed 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.

Entrance Hall



Accessed via a double glazed entrance door; with a radiator, storage cupboard and stairs rising to the first floor.

Lounge 18'4" x 10'2" (5.60 x 3.10)



Spacious sitting room with two radiators, a double glazed front window and French doors opening onto the garden.

Kitchen/Diner 18'4" x 9'3" (5.60 x 2.83)



Dual aspect room with a fitted range of base and wall

units, worktops and an inset sink and drainer. There is a built in electric oven, gas hob and hood, along with an integral dishwasher. Space for a fridge/freezer, two radiators, ceiling spotlights, double glazed front, side and rear windows providing ample natural lighting and a built in storage cupboard. Door to the utility room.

Utility Room 6'2" x 5'2" (1.89 x 1.60)



With a fitted worktop and wall mounted gas boiler. Plumbing for a washing machine, space for a tumble dryer, radiator, a double glazed door opening to the rear garden and a door to:

Guest WC



Two piece suite comprising WC and wash hand basin. With a heated towel rail and extractor vent.

First Floor Landing



With a decorative balustrade, radiator and double glazed rear window. Access to the loft space which is part boarded for storage, with lighting and a pull down ladder. Built in over stairs storage cupboard and doors leading off.

Master Bedroom 18'4" > 10'1" x 8'4" > 6'2" (5.61 > 3.09 x 2.56 > 1.89)



Measurements do not include the wardrobes. Generous master bedroom with a range of fitted floor to ceiling wardrobes; two radiators, double glazed front window and rear windows and a door to:

En-Suite Shower Room 7'3" x 3'10" (2.23 x 1.17)



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

Bedroom 2 10'7" x 8'5" (3.23 x 2.57)



Second double bedroom with double glazed front and side windows and a radiator.

Bedroom 3 9'1" x 7'6" (2.77 x 2.30)



A good size third bedroom, with a radiator and double

glazed side and rear windows.

Bathroom 7'1" x 6'3" (2.16 x 1.91)



Three piece suite comprising bath with a shower over and screen; wash and basin and WC. Tiled walls, heated towel rail, extractor vent and a double glazed front window.

Frontage



With a border lawn garden and path to the entrance door, having a storm canopy and outside lighting. Gated side access to the rear garden.

Rear Garden



South facing rear garden with a patio seating area, lawn, outside tap and power point. To the side there is a useful storage shed. Gated side access.

Rear Driveway



To the rear of the house, there is a tandem driveway providing off road parking for two cars.

Service Charge

We understand that this property is subject to an annual service charge in the region of £185.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

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. 45.0 sq. metres (484.1 sq. feet)



First Floor

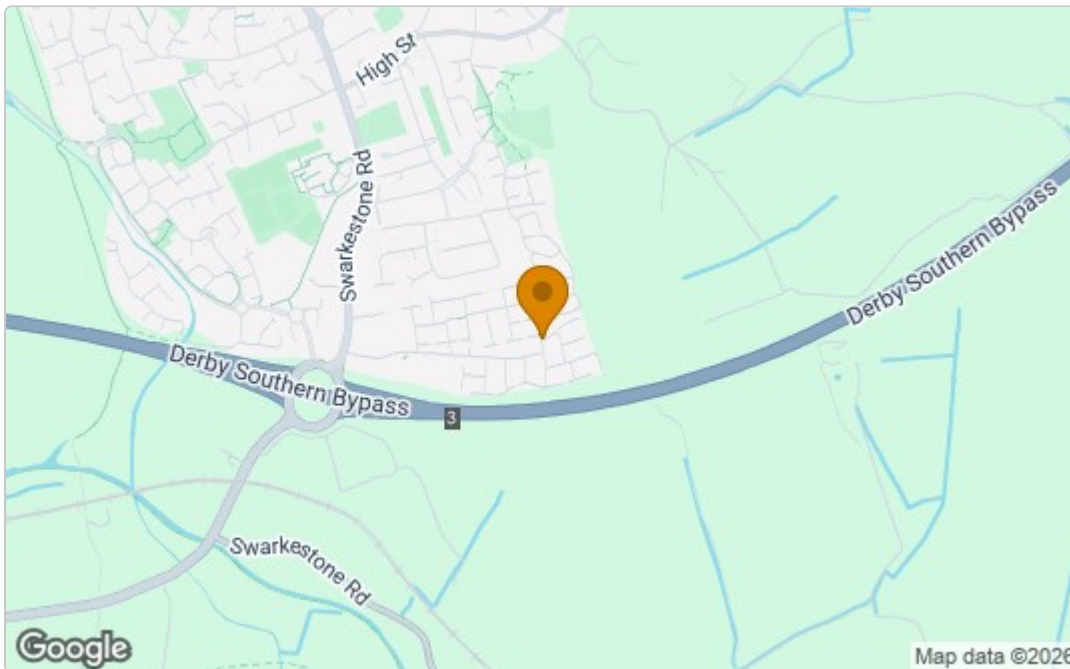
Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 89.9 sq. metres (968.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.