

RADCLIFFE DRIVE, DERBY

PRICE £220,000

2 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO RADCLIFFE DRIVE

SPACIOUS DETACHED HOME WITH GENEROUS GARDENS, EXCELLENT LOCAL ACCESS AND SCOPE TO EXTEND – This well-proportioned two-bedroom detached home offers a fantastic combination of generous living space, practical accommodation and excellent outdoor space. With two good-sized reception rooms, generous gardens and potential to extend, the property offers an exciting opportunity for those looking to create a comfortable family home with scope to adapt and improve over time. It could also appeal to investors seeking a property with further potential and a range of possibilities.

The property provides two well-sized reception areas, including a large lounge with a characterful brick-built fireplace and bay window, alongside a separate dining room with direct access to the garden. The kitchen is positioned to the rear and benefits from dual-aspect windows and garden access, creating a bright and practical space.

Upstairs, both bedrooms are doubles, with the principal bedroom offering particularly generous proportions, a large bay window, additional side window and fitted wardrobes. The spacious shower room provides a large enclosure and useful vanity storage.
Outside, the property benefits from a substantial driveway, access down the side to a single garage, and a large rear garden with patio and lawned areas.

THE DETAIL

The Detail
Entering via the side of the property, the hallway provides access to the principal living accommodation and stairs rising to the first floor. The large lounge is positioned at the front and benefits from a generous bay window, allowing plenty of natural light into the room. A brick-built fireplace with gas fire provides a central focal point, while an opening beneath the stairs connects through to the dining room.

The separate dining room provides excellent space for a large family dining table and offers direct access to the rear garden through patio doors, making this a particularly practical room for entertaining and everyday family life. The kitchen is positioned at the rear and features vinyl flooring, space for under-counter appliances, an integrated oven and gas hob, together with dual-aspect windows and a door providing further access to the garden.

Upstairs, the principal bedroom is an impressive double with a large bay window complemented by an additional side window, creating a bright and spacious room. Fitted wardrobes provide useful storage. Bedroom two is also a

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good-sized double and benefits from a useful storage cupboard positioned over the stairs. The shower room offers excellent proportions, with a large shower enclosure, electric shower, vanity wash basin, WC and vinyl flooring.

Externally, there is ample driveway parking to the front and down the side of the property, leading to a single garage. The large rear garden features a patio area alongside a predominantly lawned garden, providing excellent outdoor space.
Situated close to Bishop Lonsdale Church of England Primary School and within walking distance of Royal Derby Hospital, the property is well placed for both everyday amenities and excellent transport links around Derby.

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO







Radcliffe Drive



Ground Floor
Approximate Floor Area
409 sq. ft
(38.09 sq. m)

First Floor
Approximate Floor Area
357 sq. ft
(33.17 sq. m)

Approx. Gross Internal Floor Area 766 sq. ft / 71.26 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

766.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

B

- Detached Two Bedroom Home With Generous Living Accommodation
- Large Lounge With Bay Window And Brick-Built Fireplace
- Separate Dining Room With Patio Doors To The Garden
- Dual-Aspect Kitchen Windows Providing Plenty Of Natural Light
- Principal Double Bedroom With Bay Window And Fitted Wardrobes
- Additional Double Bedroom With Useful Over-Stairs Storage
- Ample Driveway Parking To The Front And Side
- Single Garage With Convenient Side Access
- Large Rear Garden With Patio And Predominantly Lawn
- Within Walking Distance Of Royal Derby Hospital

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
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