Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

10 Redcar Gardens, Derby, DE21 4GQ

£210,000

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Situated in the heart of Derby, this is a spacious and well presented three bedroomed semi detached home, of non standard construction, occupying a generous plot in a well established location.

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Offering a well proportioned accommodation throughout, the property is ideal for families and comprises an entrance hall, fitted kitchen with useful lean-to and separate dining room leading to a double lounge to the ground floor. To the first floor there is access to a large loft with pull down ladder, three good size bedrooms and a recently refitted contemporary bathroom.

Outside the property stands on an excellent sized plot with easy to maintain gardens, complemented by useful outbuildings providing additional storage space. To the front a raised garden creates an attractive approach, whilst a driveway provides off road parking and leads to a detached single garage.

Redcar Gardens is conveniently situated within easy reach of Derby City centre, offering an excellent range of shopping, leisure and recreational facilities. To property is well placed for local schools, nearby parks and everyday amenities, with excellent transport links providing access to the A38, A50 and M1 motorway, making it an ideal location for commuters. Regular transport services and a selection of local shops are close at hand ensuring everything required for the modern family living within easy reach.

Viewing highly recommended.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor, double radiator, panelling to walls and useful wall mounted storage cupboard.

KITCHEN

10'2" x 12' (3.10m x 3.66m)

With a range of work surface/preperation areas, wall and base cupboards and an integrated electric double oven, gas hob and extractor over. A sink unit is located beneath a window overlooking the rear garden and there is an integrated fridge, space for a washing machine, useful kitchen drawers, open corner display shelving, breakfast bar with place for stools beneath and USB plug socket. Useful understairs pantry cupboard with open shelving. Double glazed door to:

LEAN-TO

17'2" x 5' (5.23m x 1.52m)

This particularly versatile space has access to both the front and rear of the property and provides an excellent storage facility complemented by power and light.

Access from the kitchen to the:

DINING ROOM

9' x 8'11" (2.74m x 2.72m)

With double glazed patio doors leading to the

rear elevation, and double radiator. Double doors leading to the:

LOUNGE
14'8" x 10'10" (4.47m x 3.30m)
With double glazed window to the front elevation and feature fireplace with log burning stove set upon a hearth.

TO THE FIRST FLOOR

LANDING
With access to:

LOFT
With a pull down ladder and plentiful storage space.

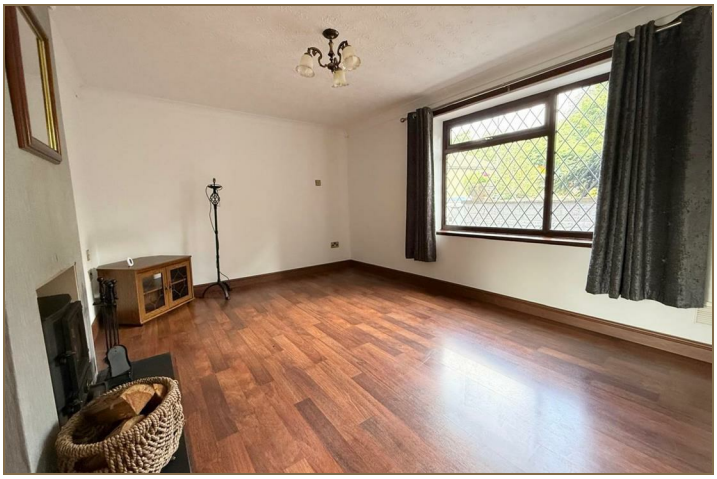
REAR BEDROOM ONE
8'10" x 13'2" (2.69m x 4.01m)
(Maximum measurement, measurement taken from the front of the wardrobe)
With double glazed window to the rear elevation, wardrobes with mirrored front and radiator.

BEDROOM TWO
10'6" x 11'2" (3.20m x 3.40m)
With window to the front elevation and radiator.

BEDROOM THREE
9'9" x 7'6" (2.97m x 2.29m)
(Maximum measurement including space taken up by the bulk head over the stairs)
With double glazed window to the rear elevation, radiator and useful storage cupboard which incorporates the bulk head over the stairs with clothes hanging space above.

BATHROOM
7'9" x 5'7" (2.36m x 1.70m)
Recently refitted with low level WC, wash hand basin with storage cupboard beneath, bath with shower over, complementary tiling, towel rail, two frosted double glazed windows and double radiator.

OUTSIDE
Outside the property benefits from a generous garden to the rear which has been



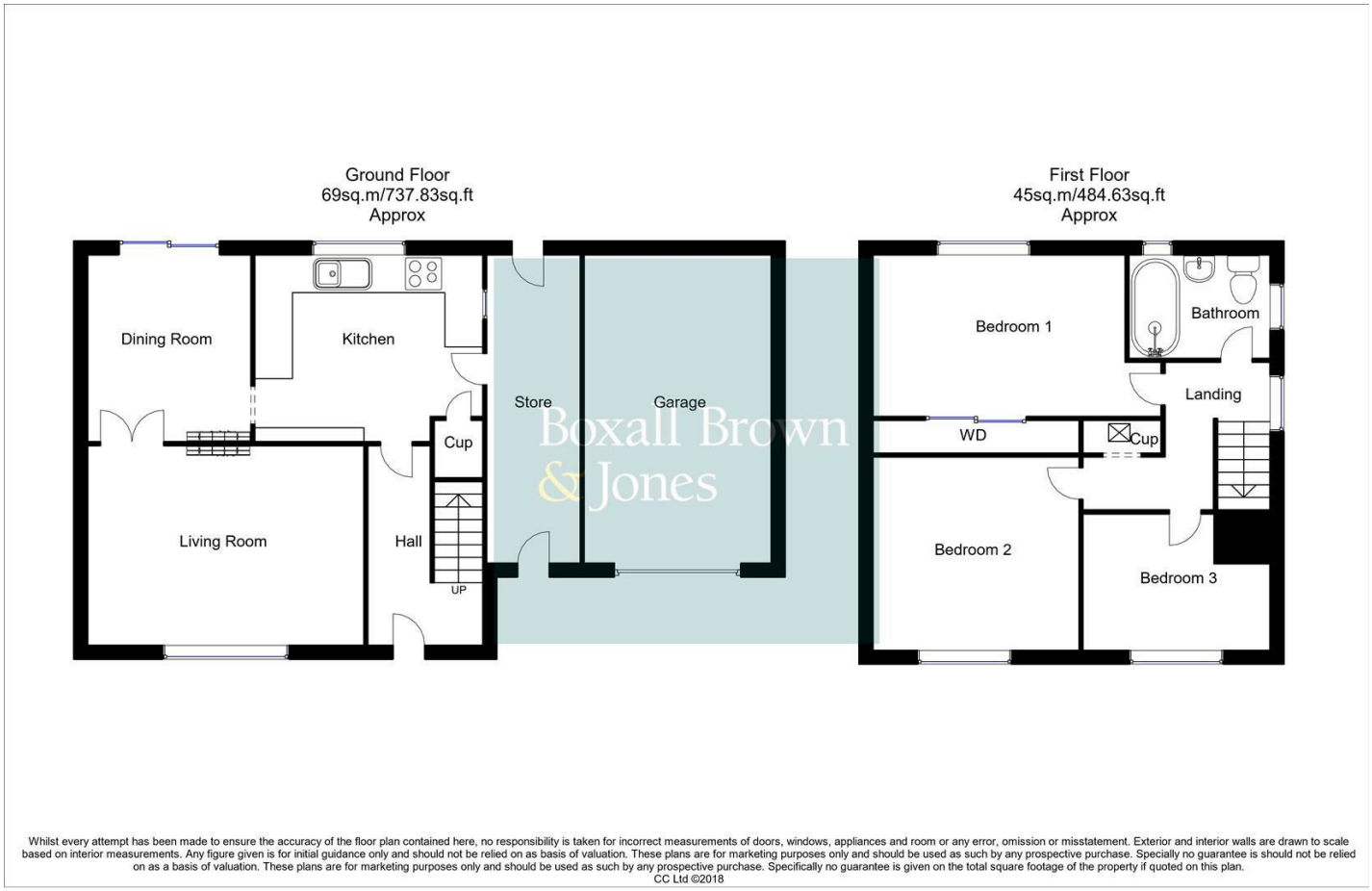
laid for ease of maintenance. At the top of the garden there is a large patio area with steps leading to the lower levels where there are additional seating areas, sheds, storage space, greenhouse and personal door to garage.

To the front elevation there is a raised garden which has been laid for ease of maintenance and a large car standing area with leads to a:

SINGLE GARAGE

Road Map

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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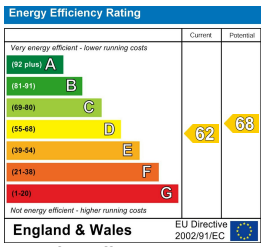
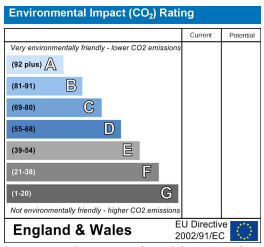
Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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