

**FOR SALE**



## **Grange Road**

**3 Bedrooms, 1 Bathroom, Grange Road,**

**£285,000**



- Semi Detached House
- Three Bedrooms
- No Upward Chain
- Extended Property
- Extensive Rear Garden
- Driveway and Garage
- Freehold

**PROPERTY AND LOCATION** Offered to the market with no upward chain, this well-proportioned three-bedroom semi-detached home occupies a particularly generous plot, providing excellent outside space together with ample off-road parking and a garage. The property offers an attractive traditional frontage with a bay window and a substantial driveway. To the rear is a large paved patio, creating a superb space for outdoor dining and entertaining, with additional garden space beyond. The house has also been extended to the rear, while the accommodation provides plenty of scope for a new owner to personalise and make the home their own.

With three bedrooms, generous outside space, off-road parking and a garage, the property should appeal to a range of buyers, particularly families and those looking for a home with good potential. Early viewing is recommended to appreciate the size of the plot and accommodation on offer.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Situated within the DE24 area of Derby, the property is conveniently positioned for a range of everyday amenities, schooling and transport connections. The surrounding area is predominantly residential and provides straightforward access to local shops and services, as well as routes into Derby city centre and towards the wider road network.

The location is well suited to commuters, with convenient connections towards the A50 and A52, providing access across Derby and towards surrounding employment centres and neighbouring towns. Local parks and recreational facilities can also



be found within the wider area, making this a practical location for families and buyers seeking a well-connected residential setting.

Our CGI generated images offer some inspiration as to how the property could look!

**ENTRANCE HALL** A welcoming entrance hall providing access to both reception rooms and the kitchen, with stairs rising to the first-floor accommodation.

**FRONT RECEPTION ROOM** 11' 6" x 11' 6" (3.51m x 3.51m) A bright and well-proportioned reception room featuring a large walk-in bay window to the front elevation, allowing plenty of natural light into the room. A feature fireplace provides an attractive focal point, complemented by fitted carpet, radiator and ample space for a range of living room furniture.

**REAR RECEPTION ROOM** 21' 9" x 11' 7" (6.63m x 3.53m) A particularly spacious and versatile second reception room, offering excellent space for both living and dining furniture. The room benefits from a feature gas fire, recessed ceiling spotlights and radiators, with French doors opening directly onto the rear garden. An arched opening provides convenient access through to the kitchen.

**KITCHEN** 18' 0" x 8' 7" (5.49m x 2.62m) A well-



appointed extended kitchen fitted with a comprehensive range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include double ovens, microwave and electric hob, with a stainless-steel sink and drainer. Further features include tiled flooring, recessed ceiling spotlights and a large rooflight providing excellent natural light, while a glazed door gives direct access to the rear garden.

**DOWNSTAIRS W.C** A useful ground-floor cloakroom fitted with a concealed-cistern WC and contemporary wash hand basin with vanity storage beneath. Further features include a chrome heated towel rail, tiled flooring and a window providing natural light and ventilation

**LANDING** The first-floor landing provides access to all three bedrooms and the family bathroom.

**BEDROOM ONE** 12' 0" x 11' 0" (3.66m x 3.35m) A generous double bedroom featuring a large walk-in bay window to the front elevation, providing plenty of natural light. An extensive range of fitted wardrobes provides excellent storage space, with ample room for additional bedroom furniture.

**BEDROOM TWO** 11' 6" x 11' 6" (3.51m x 3.51m) A further generous double bedroom overlooking the rear garden, benefiting from a range of built-in wardrobes





## Martin & Co Derby

1 Queen Street • Derby • DE1 3DL  
T: 01332 650068 • E: derby@martinco.com

**01332 650068**  
<http://www.martinco.com>



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