



**RE/MAX**  
Elite



16 Appleby Close, Derby, DE23 3XL

Asking price £338,000





Nah then mardy bum.

A HOUSE IS MADE OF BRICKS & TIMBER IS MADE OF LOVE

SANDWICHES



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# 16 Appleby Close

Derby, DE23 3XL

- Three Bedrooms
- Lounge
- Driveway
- Large Rear Garden
- Detached
- Kitchen Diner
- Garage
- Popular Location

Nestled in the charming neighbourhood of Appleby Close in Littleover, Derby, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts two modern bathrooms, ensuring convenience for all residents. The highlight of this property is undoubtedly the large rear garden, which provides a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

Situated in a peaceful area, this home is well-connected to local amenities, schools, and parks, making it an ideal choice for those seeking a balance of tranquillity and accessibility. Whether you are looking to settle down or invest in a property with great potential, this house on Appleby Close is certainly worth considering.



## Entrance Hall

Kitchen Diner 16'4" x 9'10" (5.00 x 3.00)

Lounge 16'4" x 9'10" (5.00 x 3.00)

W/C

Bedroom One 12'5" x 10'2" (3.80 x 3.10)

Ensuite Shower Room 9'2" x 3'11" (2.80 x 1.20)

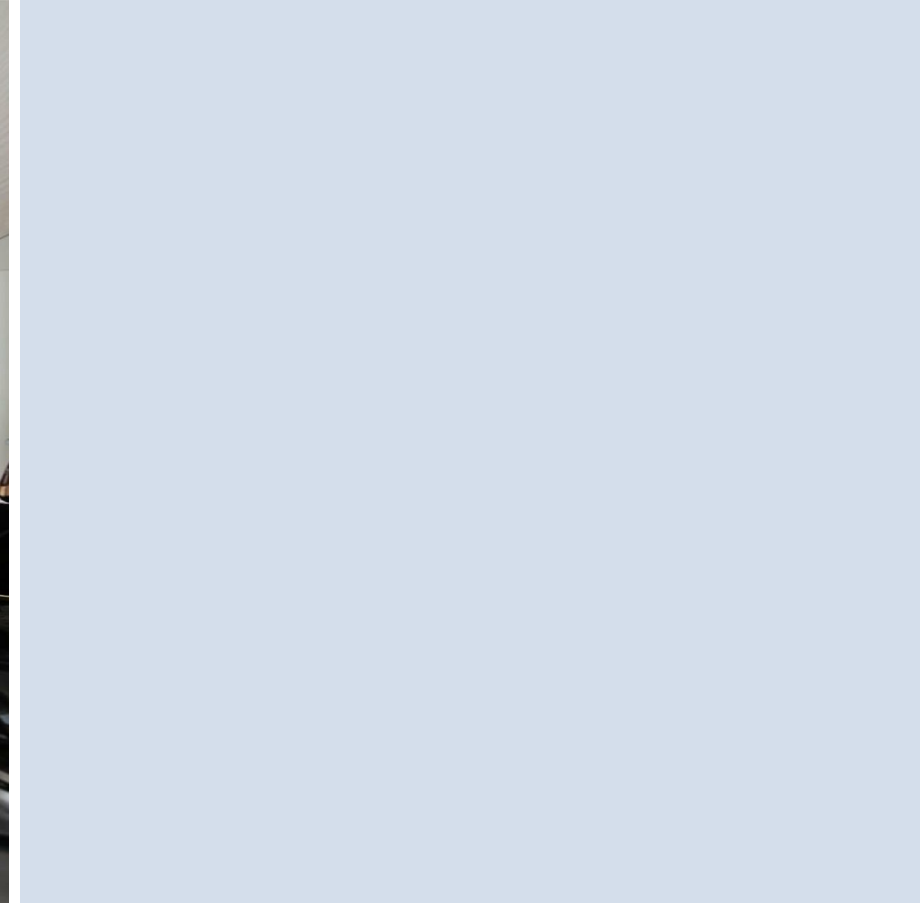
Bedroom Two 9'6" x 9'2" (2.90 x 2.80)

Bedroom Three 9'6" x 6'10" (2.90 x 2.10)

Family Bathroom 6'10" x 5'2" (2.10 x 1.60)

Garage

Outside



Directions

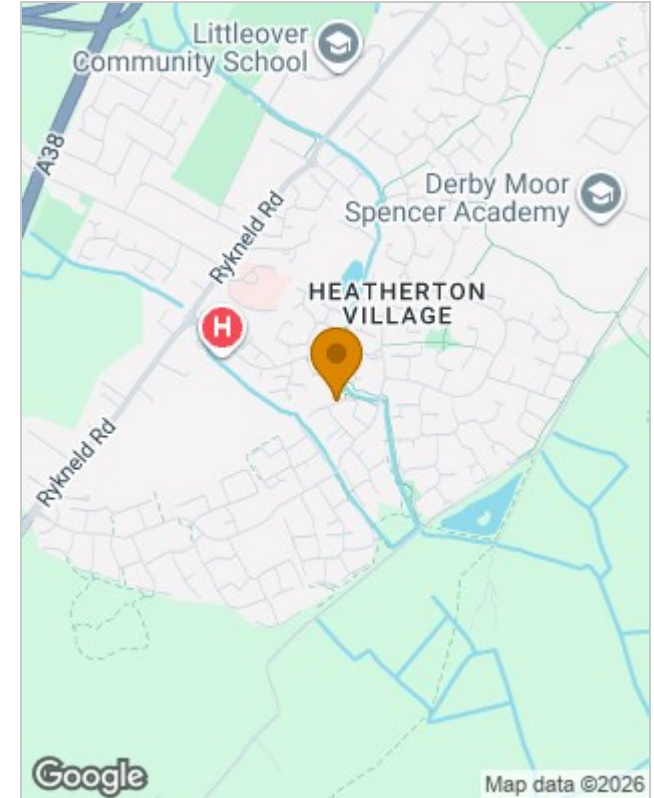




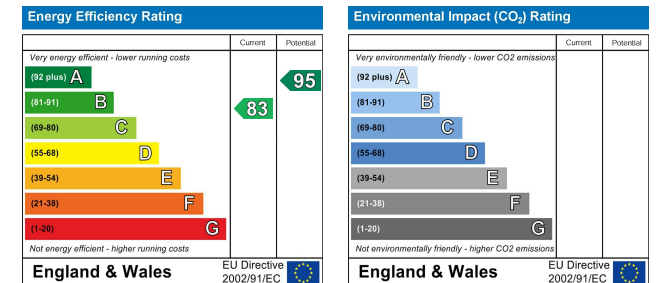
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our RE/MAX Elite Sales - Jonathan Pearson Office on if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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