



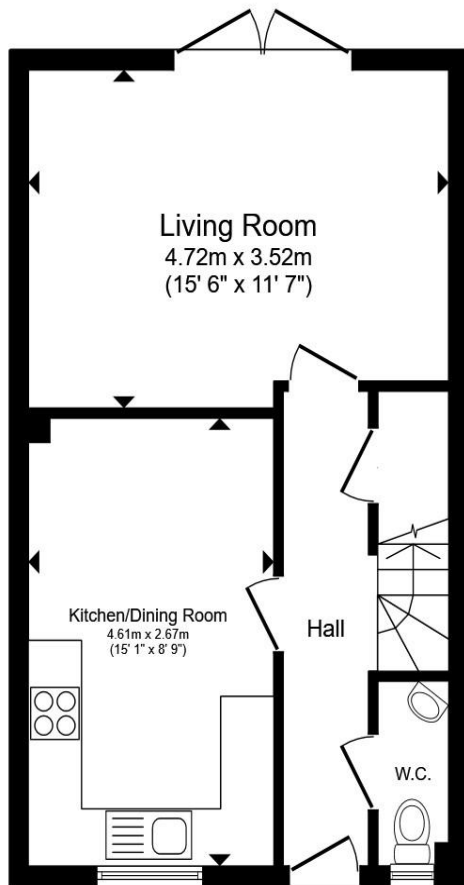
Nield Road, DERBY DE24 8XU

welcome to

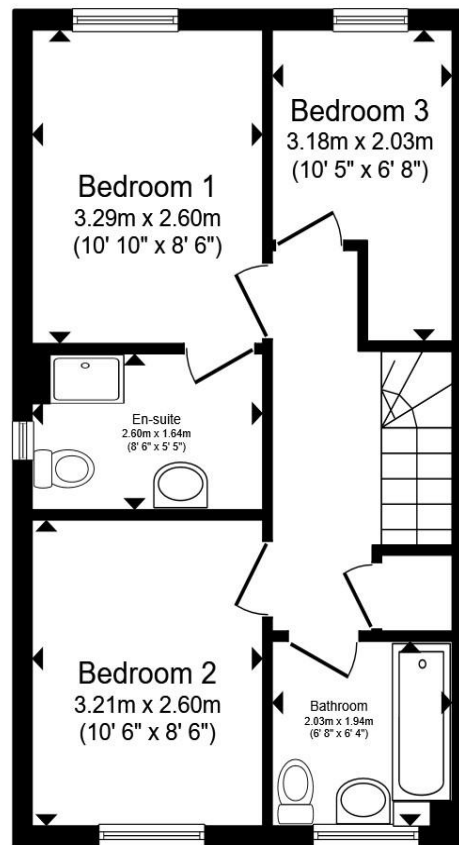
Nield Road, DERBY

This incredibly well-presented three bedroom semi-detached home is situated on popular, recently developed estate in Osmaston. Boasting ample driveway parking, large plot and well-balanced modern accommodation.





Ground Floor



First Floor

Total floor area 78.9 m² (850 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to Nield Road, DERBY

- Modern, Recently-Built Home
- Spacious Semi-Detached House
- Generous Plot with Driveway Parking
- Two Bathrooms & Cloakroom
- Located Close to Schools, Shops & Transport Links

Tenure: Freehold EPC Rating: A
Council Tax Band: B

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121644



Property Ref:
DBY121644 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

This incredibly well-presented three bedroom semi-detached home is situated on popular, recently developed estate in Osmaston, close to the City centre and local amenities. The property for sale is bright, stylish, and ready to move straight into having been looked after by the current owners since it was first sold in 2024.

The property follows a conventional and convenient layout comprising a modern kitchen dining room to the front with neutral kitchen units and stone-effect tops, herringbone style floor covering, space for appliances and a six-seater dining table. There is cosy lounge at the rear, filled with natural light, and with cosy neutral carpet, decor and patio doors.

The ground floor is complete with a WC. Upstairs, this home provides two generous double bedrooms, the largest with en suite shower room, a well-proportioned single bedroom, and a modern family bathroom with three-piece suite including a bath. The bathrooms are finished with stylish herringbone floor coverings and marble-effect wall tiles.

Outside, the property benefits from a well-maintained private rear garden, generous for the estate, with large lawn and patio seating area. At the front, a driveway provides parking for two vehicles.

Osmaston itself is a popular location for families and professionals alike, with excellent local amenities including shops, schools, and parks, as well as transport links in and around town.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk