HOPKINS & DAINTY
ESTATE AGENTS









Edmunds Square, Derby, DE3 0DU

£635,000

NO UPWARD CHAIN

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer the substantial detached family residence. Formerly two semi detached houses, now offering spacious living accommodation for a growing family. Standing on a pleasant garden plot with ample driveway parking and a detached Double Garage. Set in the popular Mickleover Country Park, convenient for access to the A516 linking the A38 and A50, towards the South Western side of Derby. Ideal for commuting into Derby and the Royal Derby Hospital.

The accommodation comprises: entrance hallway, generous lounge/dining room, two further reception rooms and a small office. There is a stylish kitchen, utility room and guest WC. On the first floor the landing provides access to all five bedrooms. The master bedroom has an En-suite bathroom; there is a main family bathroom and an additional shower room.

The property has gas central heating and double glazing and a delightful lawn/patio rear garden with a covered seating area.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a leaded light double glazed entrance door. With side panels, attractive tiled flooring, a radiator and door to:

Lounge/Diner 23'8" x 15'6" (7.23 x 4.74)



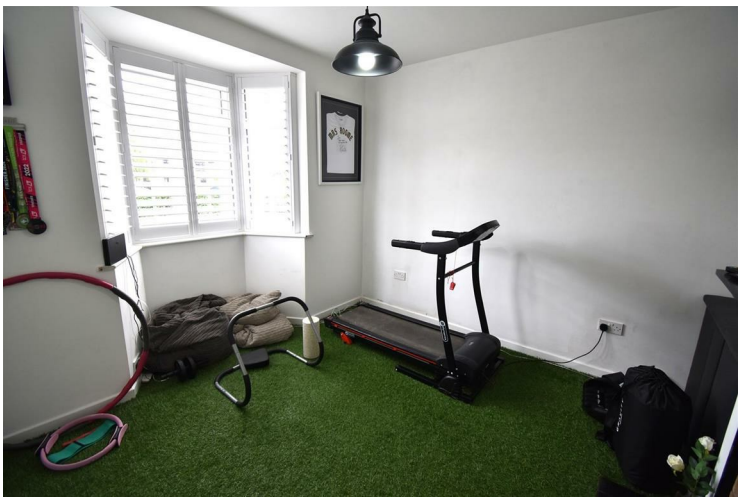
Spacious principle reception room with two sets of sliding patio doors opening onto the rear garden. Feature Media wall, two designer two radiators, ceiling spotlights, a brick fireplace housing a log burning stove and doors leading off.

Family Room 14'2" x 10'8" (4.33 x 3.27)



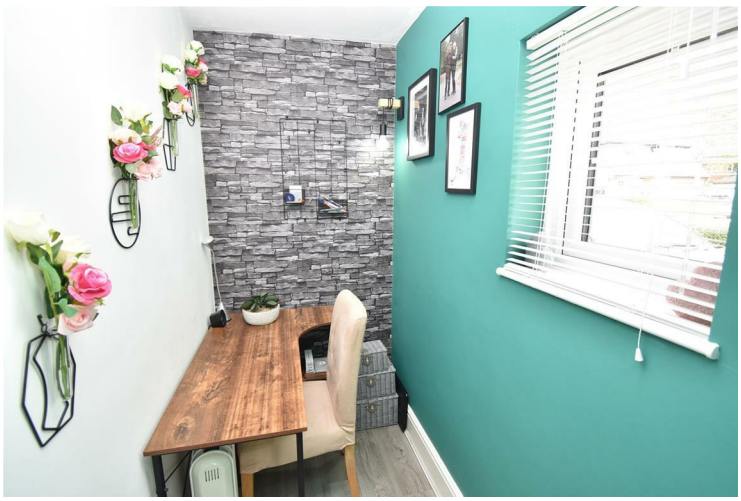
With a wooden floor, single glazed round window, double glazed side and rear windows and a door opening onto the rear garden. Radiator and a door to:

Games Room 11'4" x 10'9" (3.47 x 3.29)



With a feature brick fireplace and gas stove; radiator, double glazed front bay window and door to:

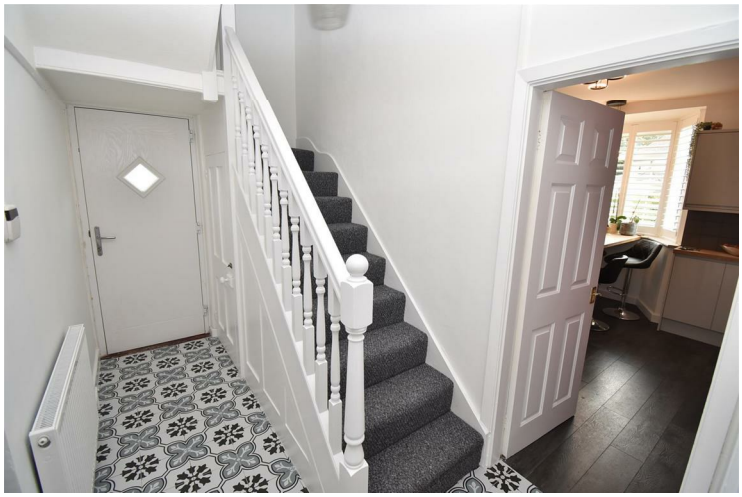
Office



Useful home office with laminate flooring and a double

glazed front window.

Side Hallway



With a tiled floor, double glazed side access door, stairs rising to the first floor with a storage cupboard under, radiator and doors leading off.

Breakfast Kitchen 10'9" x 10'9" (3.29 x 3.29)



Fitted with a range of base and wall units, worktops with an inset sink and drainer and a breakfast bar. There is a built in dishwasher and fridge, along with space for a range style cooker and a fitted hood. Designer radiator, double glazed front bay window and a walk in pantry with shelving and a double glazed front window.

Utility Room 7'10" x 6'7" (2.41 x 2.01)



Fitted based and wall units with worktops and an inset sink and drainer. Cupboard housing the wall mounted gas boiler, plumbing for a washing machine and a space for a further appliance. Radiator and a double glazed rear window.

Guest WC



Two piece suite comprising WC and vanity wash hand basin. With tiled splashbacks and a double glazed side window.

First Floor Landing



Long first floor landing with a built in airing housing the hot water cylinder. Double glazed side and rear windows, a picture rail, radiator and access to both lofts (one of which is part boarded). Doors leading off.

Master Bedroom 10'10" x 10'9" (3.31 x 3.28)



With a radiator, double glazed front window, fitted shelving and a built in wardrobe. Door to:

En-Suite Bathroom 6'2" x 5'10" (1.89 x 1.78)



Three piece suite comprising bath with a shower over, wash hand basin and WC. Tiled splashbacks, a radiator and a double glazed side window.

Bedroom 2 10'9" x 10'8" (3.30 x 3.27)



With a radiator and double glazed front window.

Bedroom 3 10'3" x 8'9" (3.13 x 2.69)



Laminate flooring, built in storage cupboard, radiator, ornamental fireplace and a double glazed front window.

Bedroom 4 10'3" x 8'10" (3.13 x 2.71)



With a built in storage cupboard, radiator, picture rail and double glazed front window.

Bedroom 5 10'8" x 7'10" (3.27 x 2.39)



Currently used addressing room, with a radiator, double glazed rear window and door to:

Wash Room



With a wash hand basin, tiled splashbacks, radiator and double glazed rear window.

Bathroom 10'7" x 7'9" (3.24 x 2.38)



Four piece suite comprising corner bath, wash hand basin, WC and bidet. Tiled splashbacks, wooden flooring, a radiator, extractor vent and double glazed side and rear windows.

Separate Shower Room



With a walk in shower, double glazed rear window and an extractor vent.

Front/Driveway



To the front of the property there is ample parking courtesy of a sweeping in and out block paved driveway. Access to the rear garden and garage.

Double Garage 19'4" x 15'10" max. (5.90 x 4.85 max.)



At the side of the property there is further parking and access to the double garage, which is part divided into two sections. With an up and over door, electric light and power connected, a side entrance door and double glazed window.

Rear Garden



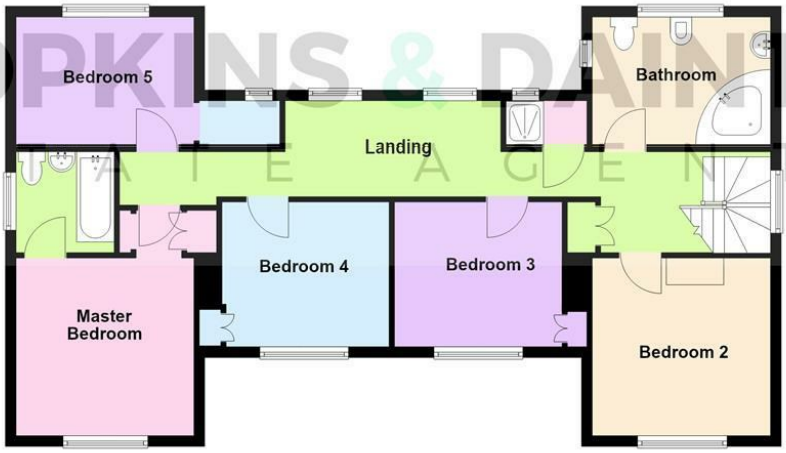
To the rear of the property there is a delightful lawn and patio garden, offering a fantastic space for entertaining and family time. With a covered seating area and fencing to the boundary.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

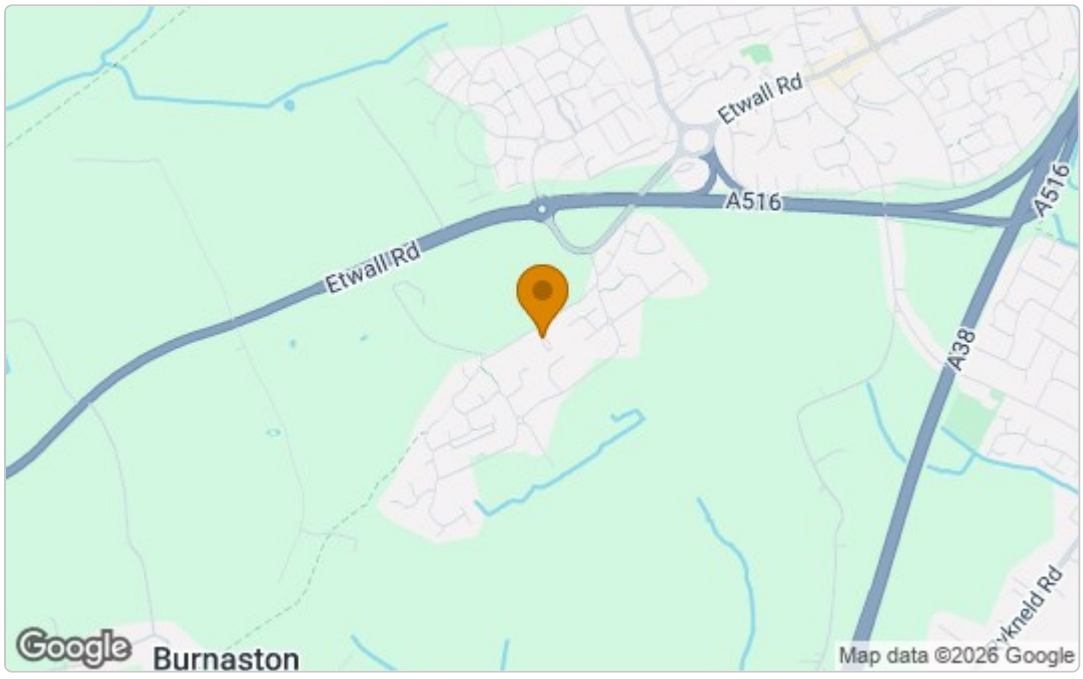




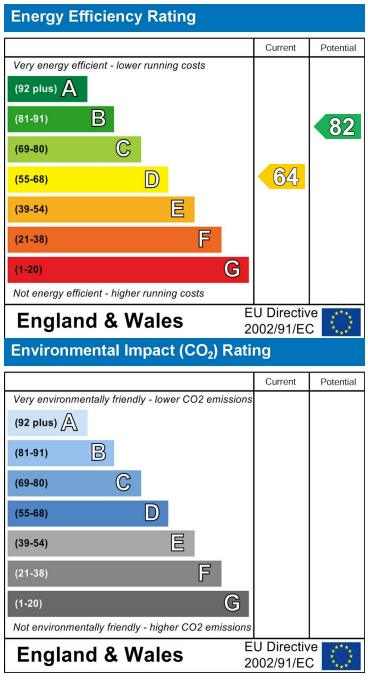
Total area: approx. 182.4 sq. metres (1963.7 sq. feet)

COPYRIGHT OF HOPKINS & DAINTY ESTATE AGENTS
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

White Hollows Farm Staunton Lane, Ticknall, Derby, DE73 7GZ
Tel: 0330 113 2271 **Email:** sales@hopkinsanddainty.co.uk www.hopkinsanddainty.co.uk

HOPKINS & DAINTY
ESTATE AGENTS