



HOPKINS & DAINTY

ESTATE AGENTS



Elsdon Close, Derby, DE73 6AF

£293,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this lovely three bedroom DETACHED home. With a SOUTH FACING REAR GARDEN, side driveway and GARAGE.

Located on the southern edge of Derby, on the popular Regents Park development. With open green spaces/play areas and local amenities within walking distance. Convenient for access to the A50 and nearby Rolls Royce sites.

Built in 2018 by Persimmon Homes, the well appointed accommodation comprises: entrance hallway, guest WC, generous lounge and a full width rear kitchen/dining room fitted with contemporary units incorporating a built in oven, grill, hob, dishwasher, fridge and freezer. French doors provide access to the rear garden. There is also a useful utility room. On the first floor, the gallery style landing leads to: the master bedroom, which is served with an en-suite shower room and has a range of fitted wardrobes. There are two further good size bedrooms and the family bathroom with an over bath shower. The property has gas central heating and double glazing.

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 Hallway



Accessed via a double glazed front entrance door. With a radiator, stairs rising to the first floor with a cupboard under. Double glazed side window and doors leading off.

Kitchen/Diner 18'0" x 9'3" (5.49 x 2.84)



Full width kitchen/dining room with a range of base and wall units. Inset sink and drainer, built in oven, grill, hob and hood, along with a dishwasher and fridge/freezer. Radiator, double glazed rear window and French doors opening onto the rear garden.

Lounge 12'9" x 12'1" (3.91 x 3.69)



Generous lounge with a double glazed front window, feature panelled walls and a radiator.

Utility Room 7'5" x 5'4" (2.28 x 1.63)



Fitted storage cupboards and a worktop. Plumbing for a washing machine, space for a tumble dryer, radiator and the wall mounted gas boiler. Double glazed side access door opening onto the driveway.

Guest WC



Fitted WC and corner wash hand basin, with a radiator and extractor vent.

First Floor Landing



Decorative balustrade, access to the loft space, built in storage cupboard, double glazed side window and doors leading off.

Master Bedroom 12'10" > 11'11" x 10'7" (3.92 > 3.65 x 3.25)



Measurements include the wardrobes.

Double bedroom with a range of fitted floor to ceiling wardrobes. Radiator, double glazed front window and door to:

En-Suite Shower Room 5'10" x 5'9" (1.78 x 1.76)



Three piece suite comprising shower, wash hand basin and WC. Tiled splash backs, heated towel rail, extractor vent and a double glazed front window.

Bedroom 2 9'6" x 9'6" (2.92 x 2.90)



Second double bedroom with a double glazed rear window and a radiator.

Bedroom 3 9'6" x 8'2" (2.92 x 2.50)



Good size third bedroom with a double glazed rear window and a radiator.

Bathroom 6'8" x 5'6" (2.05 x 1.70)



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Tiled splash backs, heated towel rail, extractor vent and a double glazed side window.

Side Driveway



To the side of the house, is a tandem driveway providing off road parking for two cars. Access to the garage and gated access to the rear garden.

Garage 19'6" x 9'8" max. (5.95 x 2.95 max.)

Brick built garage with an up and over front door. Electric light and power, roof storage space.

Rear Garden



Enclosed low maintenance garden with a southerly aspect. Comprising patio seating area, artificial grass lawn, planted raised beds and fencing to the boundary. Light and power points and a useful side storage area.

Service Charge

We understand that this property is subject to an annual estate maintenance charge of approximately £165.00 We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

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

Ground Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



First Floor

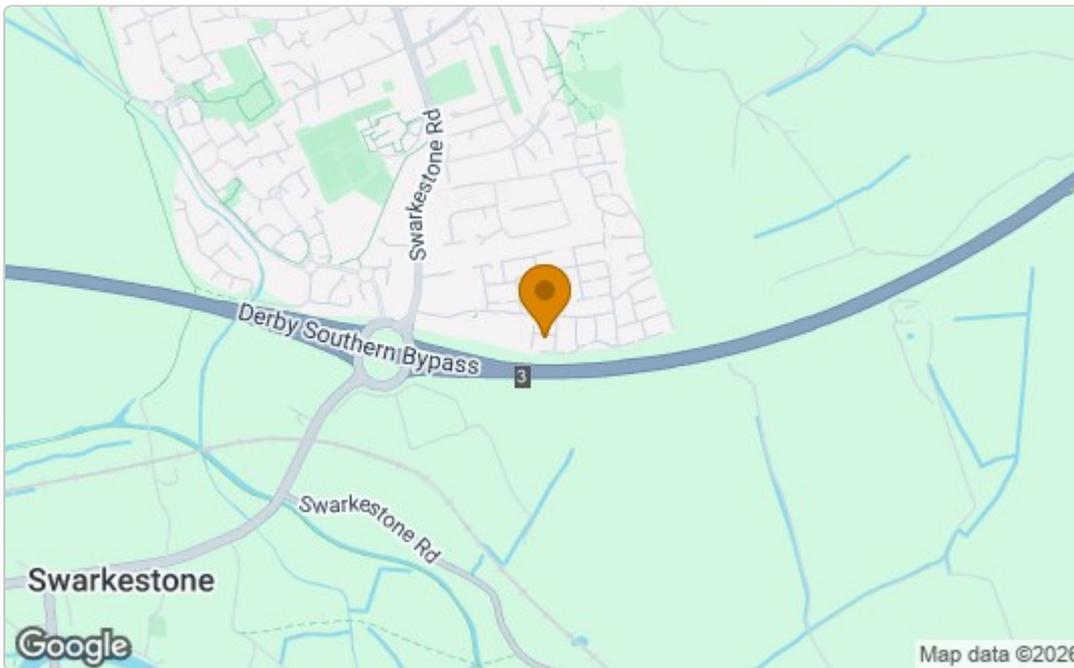
Approx. 44.3 sq. metres (476.8 sq. feet)



Total area: approx. 88.1 sq. metres (948.7 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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