



HOPKINS & DAINTY

ESTATE AGENTS



Halstock Drive, Derby, DE24 0XZ

£185,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and spacious, end town house. Offered for sale with NO UPWARD CHAIN and ready to move into accommodation. Set in a residential cul-de-sac, convenient for access to the A6/Raynesway with onward connections to the A50 and A52.

The accommodation comprises: entrance hall, fitted kitchen with an integrated oven and hob; good size lounge/dining room and a generous double glazed conservatory overlooking the garden. On the first floor the landing provides access to both bedrooms and the bathroom. The rear bedroom is a good size double and the bathroom has a three piece suite including an over bath shower. The property has front driveway parking, a side storage area/further parking and a pleasant enclosed rear lawn garden with a decked 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 laminate flooring, a radiator, coving to the ceiling and doors leading off.

Kitchen 9'8" x 6'6" (2.96 x 2.00)



Fitted with a stylish range of base and wall units, with worktops and an inset sink and drainer with a mixer tap and tiled splashbacks. There is a built in electric oven, hob and hood, along with space for a fridge/freezer and plumbing for a washing machine. Tiled flooring, boiler cupboard housing the wall mounted gas boiler and a double glazed front window.

Lounge/Diner 16'9">14'7" x 12'4" (5.13>4.45 x 3.78)



Measurements include the stairs.

Spacious lounge/diner with a feature fireplace and coal effect gas fire. Open stairs rising to the first floor with storage space under. Two radiators, coving to the ceiling and double glazed sliding patio doors opening to:

Conservatory 11'9" x 9'10" (3.60 x 3.00)



Generous rear conservatory with tiled flooring, an air conditioning unit, double glazed windows and French doors opening onto the garden.

First Floor Landing



With a decorative balustrade, access to the loft space, coving to the ceiling and a built in storage cupboard. Doors leading off.

Bedroom 1 12'4" x 11'1" (3.77 x 3.39)



Measurements include the plinth.

Good size rear double bedroom. With laminate flooring, a radiator, coving to the ceiling, over stairs plinth and a double glazed rear window.

Bedroom 2 13'3">10'9" x 6'0" (4.06>3.28 x 1.84)



Single front bedroom with a radiator, coving to the ceiling and double glazed window.

Bathroom 6'0" x 5'9" (1.85 x 1.76)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Titled walls, electric fan heater, extractor vent and a double glazed front window.

Front/Driveway

To the front of the property there is driveway parking and gated side access to the rear garden. Access to the entrance door, with an outside storage cupboard, storm canopy and lighting.

Rear Garden

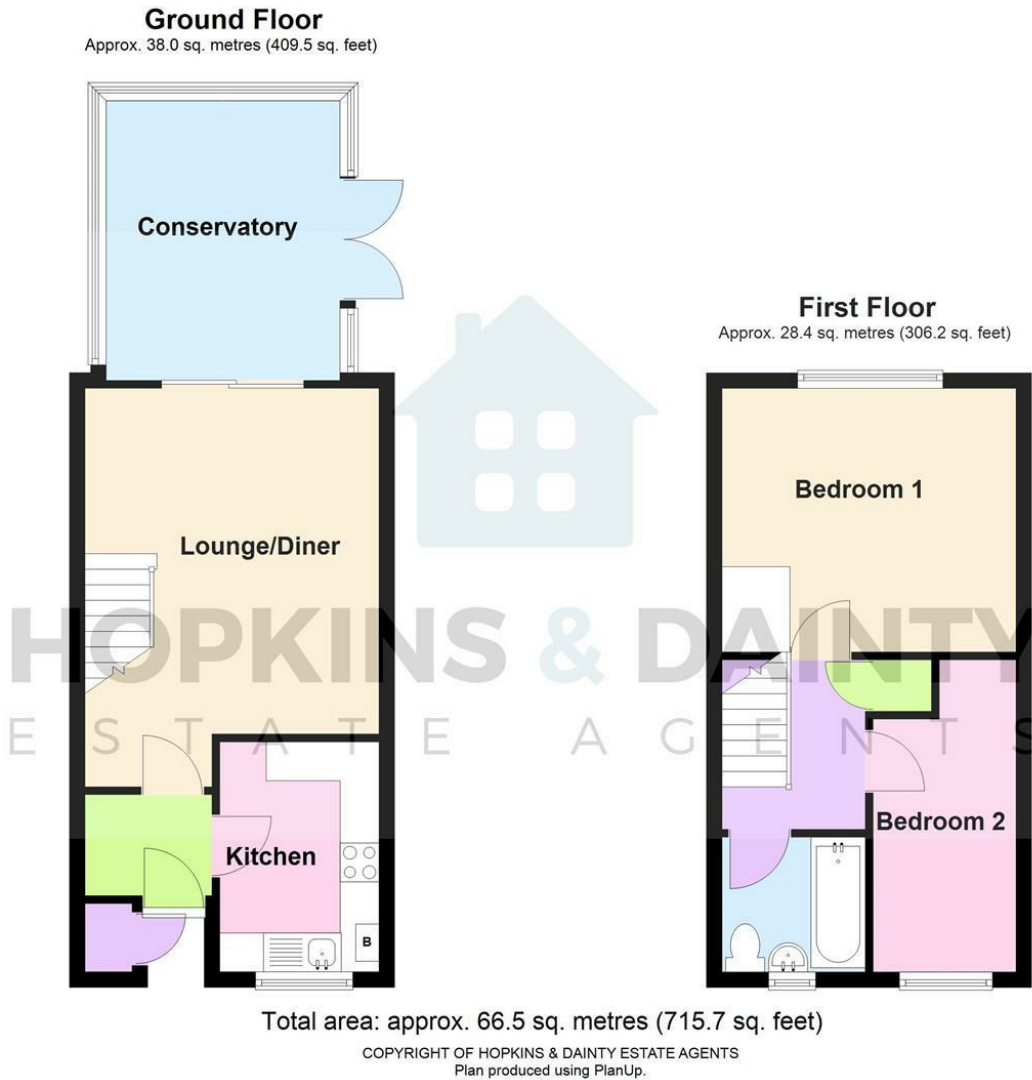


Delightful enclosed rear lawn garden with patio and decked seating areas. Fencing to the boundary and a useful side area for additional parking or storage.

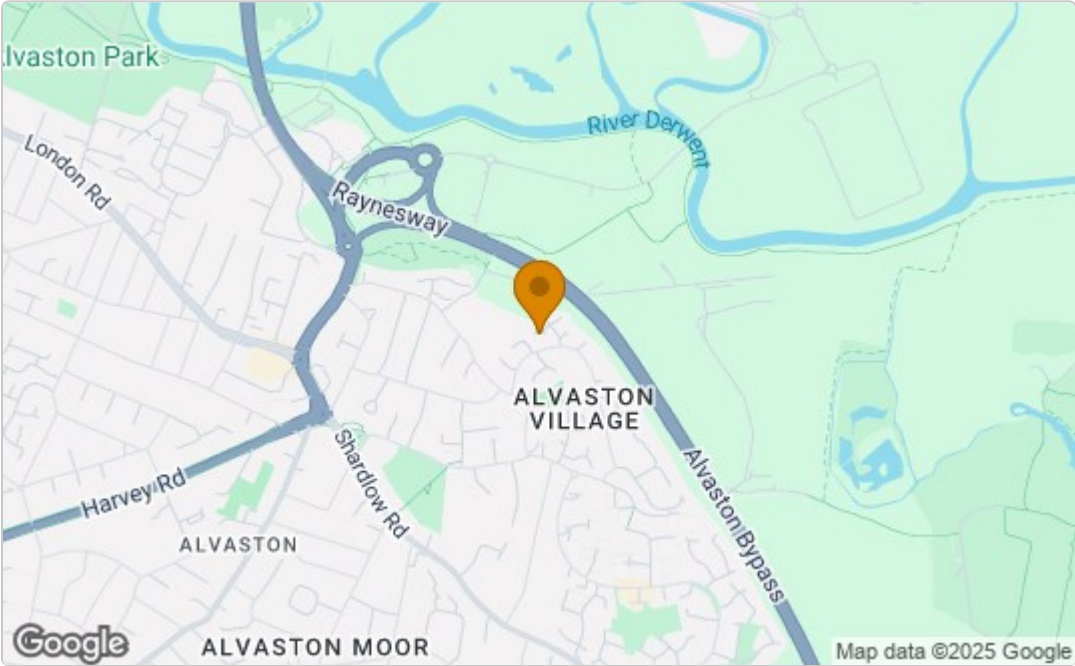
Important Information

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.

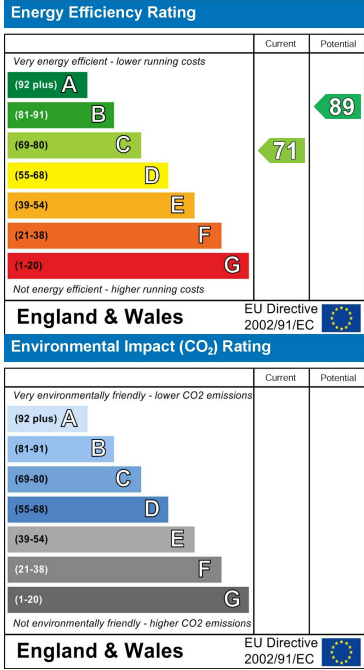
Floor Plan



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.