HOPKINS & DAINTY
ESTATE AGENTS

Buxton Road, Derby, DE21 4JJ

£225,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this beautifully presented, three bedroom semi detached home. Set in this popular residential location, with driveway parking and a pleasant rear garden.
The well appointed accommodation comprises: entrance hallway with an understand storage cupboard. A bay fronted lounge and an open plan rear kitchen/diner with French doors opening onto the garden. On the first floor, there are three bedrooms and the bathroom with a three piece suite including an over bath shower. The property has gas central heating off a combination boiler and double glazing.
If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hallway

Accessed via a double glazed entrance door with matching side panels. A radiator, stairs rising to the first floor with a storage cupboard under, having space for a tumble dryer and double glazed side window.

Kitchen Area 10'1" x 5'7" (3.08 x 1.71)

Fitted range of units with worktops and an inset sink and drainer with tiled splashbacks. There is a built in electric oven and gas hob. A radiator, double glazed rear window and side access door.

Kitchen/Dining Room

Lovely open plan kitchen/diner with French doors opening onto the garden.

Dining Area 13'6" x 10'1" (4.14 x 3.08)

With a radiator, ceiling spotlights and double glazed French doors opening onto the garden.

Lounge 10'11" x 10'1" +bay (3.33 x 3.08 +bay)

Bay fronted lounge with a radiator and double glazed bay window.

First Floor Landing

With a double glazed side window and doors leading off.

Bedroom 1 13'7" x 10'1">8'5" (4.16 x 3.09>2.59)

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

Bedroom 2 10'11" x 9'1" (3.34 x 2.78)

Good size second bedroom with a radiator and double glazed front window.

Bedroom 3 7'10" x 6'9" (2.40 x 2.07)

Measurements include the over stairs cupboard.
Single third bedroom with a fitted over stairs storage cupboard; radiator and double glazed front window.

Bathroom 10'0" x 5'6" (3.05 x 1.69)

Three piece suite comprising bathroom with a shower

over and screen; wash hand basin and WC. Tiled splashbacks, a heated towel rail and access to the loft space which is part boarded with lighting to provide storage space. Double glazed side and rear windows and built in boiler cupboard housing the gas boiler.

Front/Driveway

To the front there is driveway parking, access to the entrance door with a storm canopy over and a side gate leading to the rear garden.

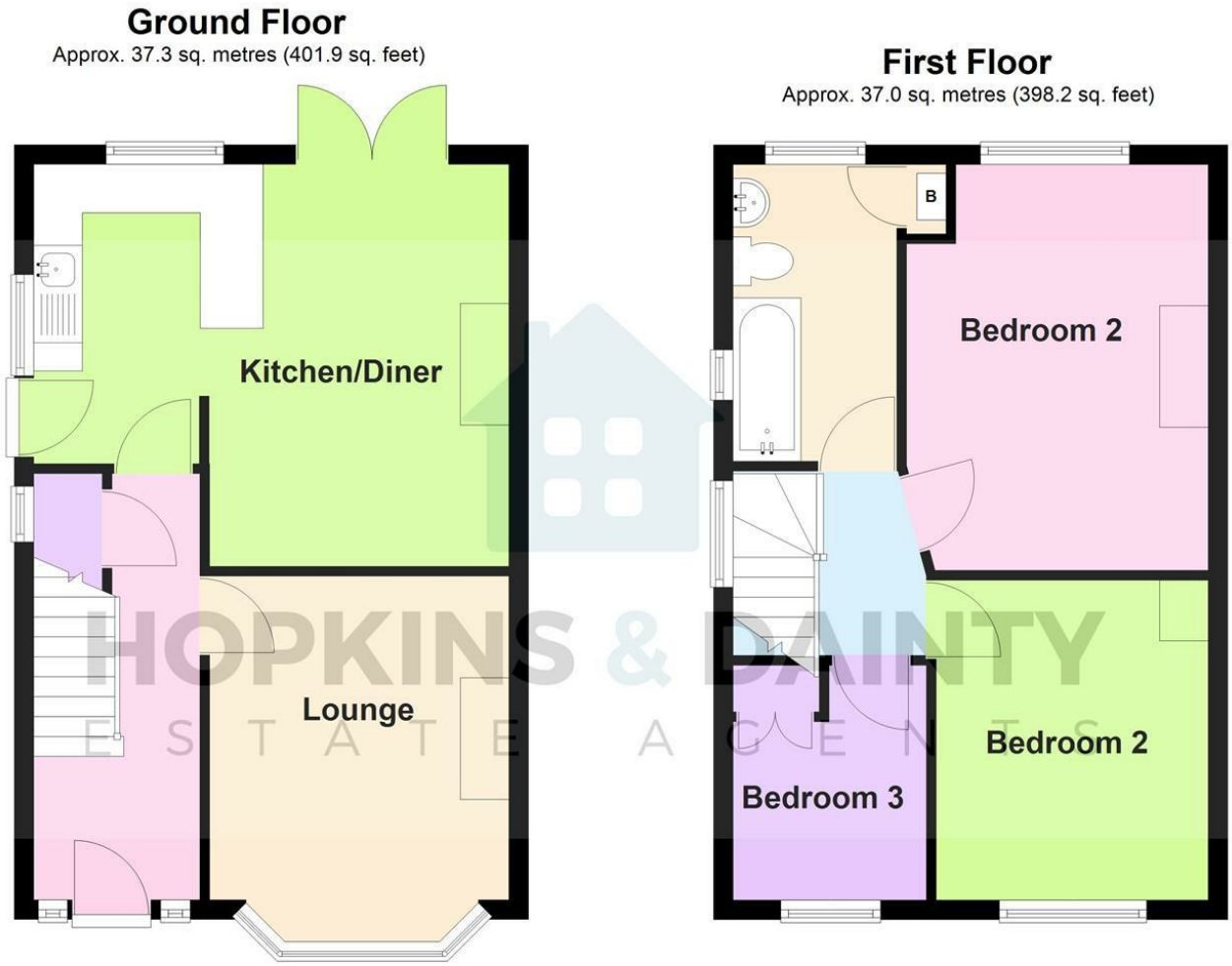
Rear Garden

Delightful enclosed rear lawn and patio garden with an outside tap, fencing to the boundary and a storage shed/garage.

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. 74.3 sq. metres (800.1 sq. feet)

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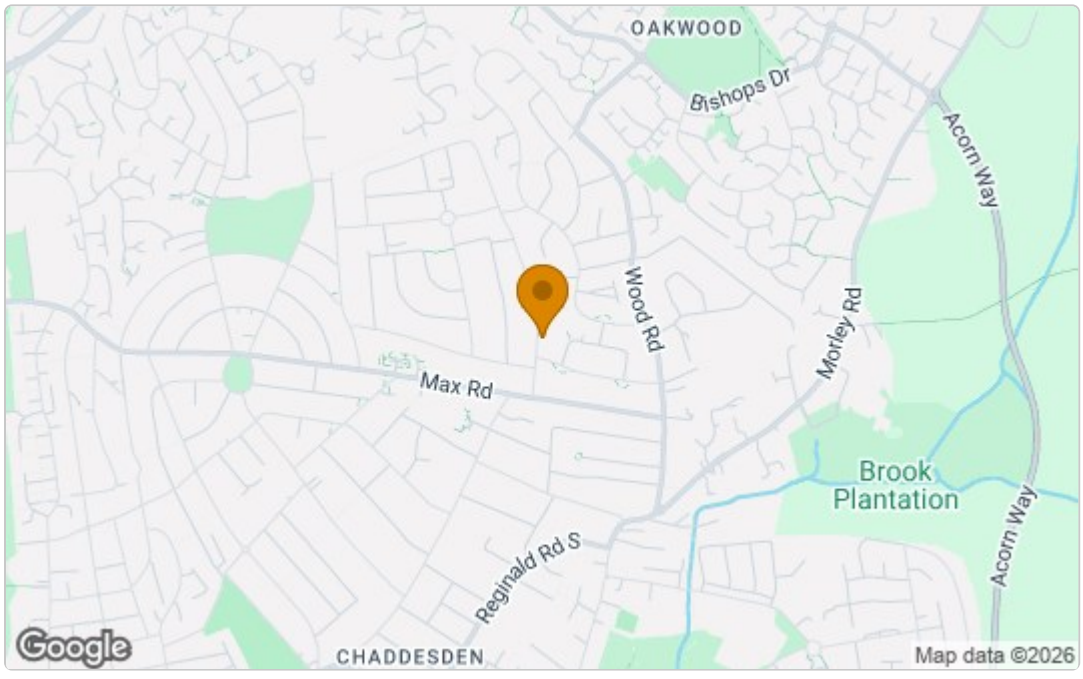
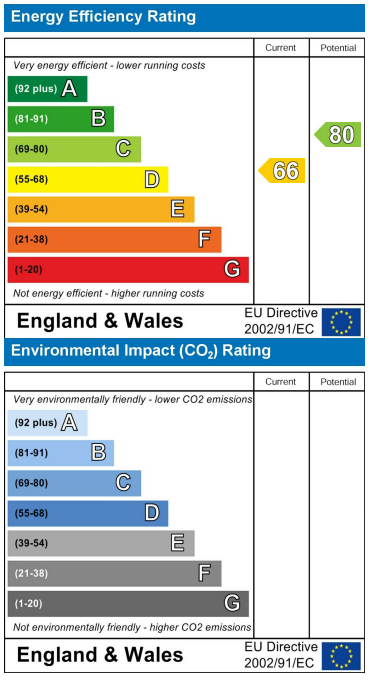
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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