



lighthouse

estate agents



365 Derby Road, Nottingham, NG17 7RF

Offers In The Region Of £499,995

Lighthouse Estate Agents are pleased to offer this impressive property boasting six spacious bedrooms and four modern bathrooms, making it the perfect family home for those seeking comfort, style and situated in a private development.

As you step inside, you are greeted by a spacious entrance that leads you to the beautifully designed living spaces. The house offers ample room for entertaining guests or simply relaxing with your loved ones. The orangery conservatory opens the house up, the enclosed rear garden its large windows allow natural light to flood the rooms, creating a warm and inviting atmosphere throughout.

The kitchen is a chef's dream, featuring plenty of counter space for preparing delicious meals. Whether you enjoy hosting dinner parties or cooking for your family, this kitchen has everything you need to unleash your culinary skills together with the utility room and rear property access.

Upstairs, the bedrooms are generously sized and provide a peaceful retreat at the end of the day. The master bedroom comes with its own en-suite bathroom, offering a luxurious touch to your everyday routine, with five additional bedrooms, there is plenty of space for guests or to create a home office or hobby room.

Outside, the property boasts a well-maintained garden where you can enjoy the fresh air and soak up the sunshine. The detached house also offers ample parking space for a number of vehicles, ensuring convenience for you and your visitors.

This property and its position provides easy access to local amenities, schools, and transport links, making it a desirable place to call home. Don't miss the opportunity to own this exceptional property that combines comfort, style, and convenience in one perfect package.

Entrance Hall



Downstairs Cloakroom & W.C.



Study 10'7" x 6'9" (3.25 x 2.06)

Sitting Room 14'11" x 11'3" (4.57 x 3.45)



Reception Lounge 23'7" x 12'11" (7.21 x 3.95)



Dining Area 12'4" x 11'3" (3.76 x 3.45)



Kitchen 12'11" x 8'4" (3.96 x 2.55)



Utility Room 9'8" x 9'1" (2.97 x 2.79)



Orangery Conservatory 24'11" x 11'2" (7.62 x 3.42)



First Floor Landing



Family Bathroom 7'1" x 6'9" (2.18 x 2.06)



Bedroom One 14'4" x 12'11" (4.37 x 3.96)



Enclosed Rear Garden



Driveway & Garage

Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

En-Suite 12'9" x 6'0" (3.89 x 1.83)



Bedroom Two 16'4" x 9'10" (4.98 x 3.00)

En-Suite 8'7" x 5'4" (2.64 x 1.63)

Bedroom Three 14'6" x 10'9" (4.42 x 3.28)

Bedroom Four 11'1" x 9'10" (3.38 x 3.02)

Bedroom Five 11'3" x 8'11" (3.43 x 2.72)

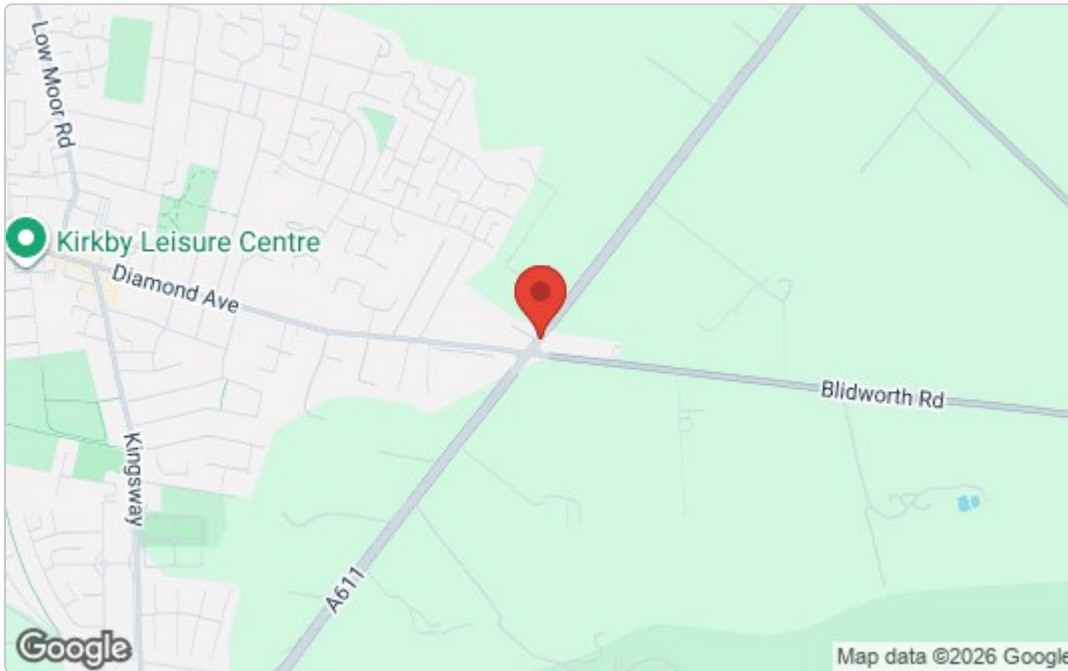
Bedroom Six 8'7" x 6'9" (2.64 x 2.06)

Floor Plan

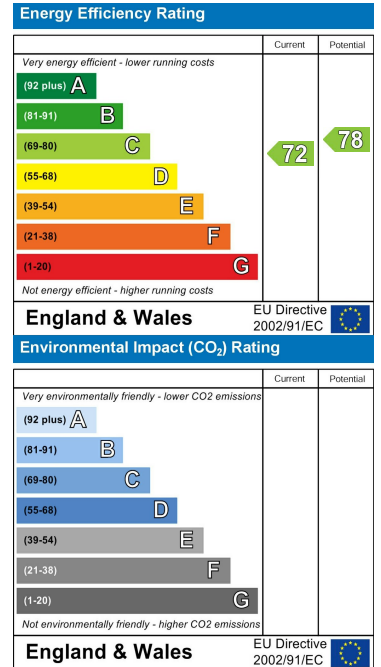


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Area Map



Energy Efficiency Graph



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