



Battersea Park Way, Derby DE22 4NJ

welcome to

Battersea Park Way, Derby

Situated in the sought-after city of Derby, this three-bedroom semi-detached house comprises of an entrance hallway, w/c, lounge, kitchen, three bedrooms en-suite, family bathroom, driveway, garage and rear garden. A great home for the lucky buyer.



Entrance Hallway

Upon entry through the front door the entrance hallway provides access to the downstairs w/c, lounge and first floor landing.

Lounge

10' 10" x 13' (3.30m x 3.96m)

Spacious lounge finished with carpeted flooring, a radiator, double-glazed window to the front and a door leading to the kitchen.

Kitchen

14' 10" x 10' (4.52m x 3.05m)

Fitted kitchen comprising of a range of base, wall and drawer units with an integrated four ring hob, overhead extractor hood, oven, stainless steel one and a half bowl sink and drainer with a mixer tap, with space and plumbing for additional appliances. Finished with wood laminate flooring, splash back tiling, a radiator and french doors opening out to the rear garden.

Landing

First floor landing providing access to three bedrooms and the family bathroom. Finished with carpeted flooring, a radiator, airing cupboard with an over stair bulk.

Bedroom One

8' x 9' 10" (2.44m x 3.00m)

Double bedroom finished with carpeted flooring, radiator and double-glazed window to the rear. Providing access to the en-suite.

En-Suite

Three-piece suite comprising of a low-level en-suite, wash-hand basin and shower cubicle. Finished with tiled flooring, a radiator and frosted double-glazed window to the rear.

Bedroom Two

5' x 9' (1.52m x 2.74m)

Double bedroom finished with fitted wardrobes, a radiator, carpeted flooring, cupboard and double-glazed window to the front.

Bedroom Three

6' 9" x 7' 2" (2.06m x 2.18m)

Single bedroom finished with carpeted flooring, a radiator, cupboard and double-glazed window to the front.

Bathroom

Three-piece suite comprising of a low-level w/c, wash-hand basin and bath with an overhead shower. Finished with tiled flooring, tiled walls and towel radiator.

External

Externally, to the front, a driveway providing off-road parking for multiple vehicles, alongside a single garage with an up and over door. To the rear, mainly laid-to-lawn, a spacious garden with heaps of potential.



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welcome to

Battersea Park Way, Derby

- BUYER INCENTIVE - £1000 TOWARDS LEGAL FEES
- THREE BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS LOUNGE AND KITCHEN
- TASTEFULLY PRESENTED THROUGHOUT
- DRIVEWAY AND SINGLE GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109015 - 0009

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