HOPKINS & DAINTY
ESTATE AGENTS

Vicarage Road, Derby, DE73 6SD

£235,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to be marketing this traditional three bedroom semi detached family home. Standing on a pleasant garden plot, in a popular residential cul-de-sac position. Convenient for access into Chellaston, the Derby ring road and with access to the nearby A50 and A6/Raynesway.

In need of updating, this spacious home provides an ideal opportunity to create a lovely family home. The accommodation comprises: entrance porch and hallway with a guest WC. Front lounge, rear kitchen and dining room which leads through to a conservatory which over looks the delightful rear garden.

On the first floor there are three good size bedrooms and the shower room with a separate WC. The property has gas central heating and majority double glazing. Set back from the road with a front garden, side driveway parking, outside brick shed, garage and a delightful rear garden with mature fruit trees.

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.

Porch

Accessed via a double glazed entrance door, with matching side panels and a single glazed wooden door with side panels opening to:

Hallway

Spacious hallway with stairs rising to the first floor and a storage cupboard under. Radiator and doors leading off.

Lounge 11'11" x 10'10" (3.64 x 3.32)

With a double glazed front window and radiator.

Kitchen 9'8" x 7'9" (2.97 x 2.38)

Fitted range of base and wall units with worktops and an inset sink and drainer with a mixer tap. Tiled walls, space for appliances, double glazed side and rear windows and a double glazed side access door.

Dining Room 10'11" x 9'10" (3.33 x 3.01)

With an ornamental brick fireplace, radiator and double glazed sliding patio doors opening to:

Conservatory 15'7" x 7'2" (4.76 x 2.20)

With tiled flooring, double glazed windows and French doors opening onto the rear garden.

Guest WC

Two piece suite comprising WC and wash hand basin. With tiled walls and flooring and a single glazed side window.

First Floor Landing

Double glazed side window and doors leading off.

Bedroom 1 11'10" x 10'10" max. (3.62 x 3.31 max.)

Fitted with a range of bedroom furniture, including wardrobes with cupboards over, a dressing table and drawers. Radiator and a double glazed front window.

Bedroom 2 10'10" x 9'10" (3.32 x 3.01)

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

Bedroom 3 10'2" x 7'0" (3.11 x 2.14)

Single third bedroom with a radiator and double glazed

front window.

Shower Room + WC 9'10" x 7'9" overall (3.02 x 2.38 overall)

With a walk in shower and pedestal wash hand basin. Tiled splashbacks and wet wall panels, built in storage cupboard, radiator and a double glazed rear window.
Door to a separate WC with tiled walls and a single glazed side window.

Front Garden/Side Driveway

To the front of the property there is an attractive lawn garden with mature shrubs. A block paved driveway provides off road parking and access to the garage and rear garden; along with an external storage shed which houses the wall mounted gas boiler.

Rear Garden

Delightful rear lawn garden with mature shrubs and trees, including fruit trees.

Garage

With light and power connected and a single glazed side access door.
Please note, the front up and over door is not working.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

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. 102.3 sq. metres (1101.4 sq. feet)

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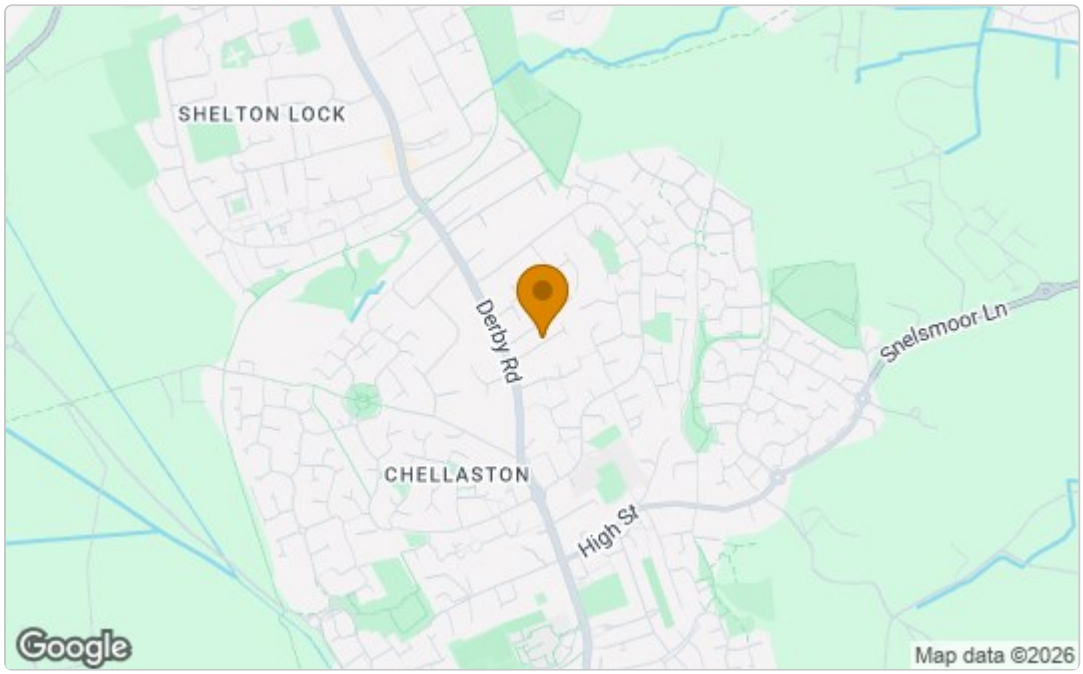
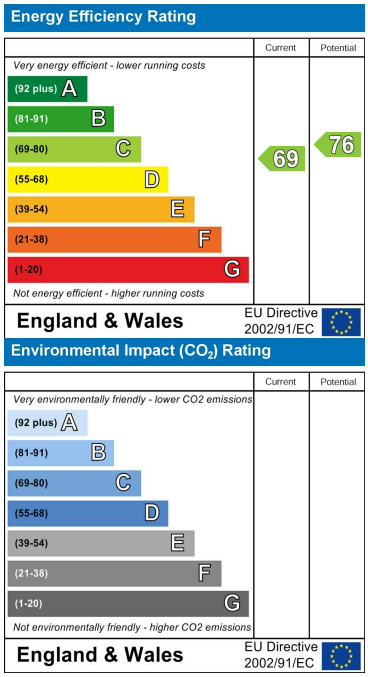
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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