



**Trowels Lane, DERBY, DE22 3LT**



**welcome to**

**Trowels Lane, DERBY**

A beautifully presented 3-bedroom detached home with an optional 4th bedroom on the ground floor. Located close to Derby Hospital and the city centre, it offers generous living space, a large driveway, a spacious garden and potential to extend, ideal for families and multi-generational living.



**Lounge**

12' 9" MAX x 12' 4" MAX ( 3.89m MAX x 3.76m MAX )

**Dining Room**

18' 1" MAX x 9' MAX ( 5.51m MAX x 2.74m MAX )

**Bedroom 1**

17' 2" MAX x 7' 9" MAX ( 5.23m MAX x 2.36m MAX )

**Kitchen**

15' MAX x 9' 10" MAX ( 4.57m MAX x 3.00m MAX )

**Bedroom 2**

12' 4" MAX x 9' 7" MAX ( 3.76m MAX x 2.92m MAX )

**Bedroom 3**

9' 10" MAX x 9' 8" MAX ( 3.00m MAX x 2.95m MAX )

**Bedroom 4**

9' 4" MAX x 5' 11" MAX ( 2.84m MAX x 1.80m MAX )

**Bathroom**

5' 11" MAX x 5' 6" MAX ( 1.80m MAX x 1.68m MAX )



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welcome to

## Trowels Lane, DERBY

- Three bedrooms plus a versatile ground-floor room suitable as a fourth bedroom.
- Prime location close to Derby Hospital and Derby City Centre.
- Bright lounge with front-facing window.
- Dining room with double doors opening onto the garden.
- Well-designed kitchen accessible directly from the dining room.

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£280,000**



**This charming and versatile 3-bedroom detached home, with an additional ground-floor room that can serve as a fourth bedroom, is ideally positioned close to Derby Hospital and Derby City Centre. Offering spacious, flexible living, it's perfect for families and multi-generational households. Upon entering, the hallway leads left into a bright lounge with a front-facing window, creating a warm and welcoming space. The lounge opens into a rear dining room featuring double doors to the garden, ideal for entertaining. Off the dining room is the well-planned kitchen, offering great storage and practical everyday use. To the right of the hallway is a valuable extra room, ideal as a ground-floor bedroom, guest room, playroom or home office. With plumbing possibilities nearby, there is excellent potential to add downstairs bathroom facilities. Upstairs are two generous double bedrooms, a well-sized single bedroom, and a family bathroom. The home is ready to move into while still offering scope for personalisation or extension. Outside, the property benefits from a large driveway suitable for 4+ cars and a spacious rear garden, perfect for relaxing, socialising or future development. With its fantastic location, flexibility and potential, this is a superb family home.**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121642 - 0002

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