



HOPKINS & DAINTY

ESTATE AGENTS



Redwood Road, Derby, DE24 9LA

£215,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this attractive three bedroom semi detached house. Set in a pleasant residential cul-de-sac opposite the Redwood Primary School. Convenient for local shops and services and offered for sale with NO UPWARD CHAIN.

The accommodation comprises: dining room with French doors opening onto the garden, a kitchen and good size front lounge with a feature fireplace. On the first floor there are two double bedrooms (both with built in storage cupboards), a single third bedroom and the bathroom with a three piece suite.

The property has gas central heating off a combination boiler, double glazing, front driveway parking, a rear garden and garage.

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.

Dining Room 14'2" x 8'7" max. (4.34 x 2.64 max.)



Accessed via a double glazed entrance door with a double glazed side panel. Stairs rising to the first floor, a built in storage cupboard, double glazed French doors with side panels opening to the rear garden. A radiator, coving to the ceiling and opening to:

Kitchen 11'0" x 7'8" (3.36 x 2.34)



Fitted range of base and wall units with glazed display cabinets, work tops and an inset sink and drainer. There is a fitted gas hob along with space for further appliances. Coving to the ceiling, under stairs storage cupboard and a double glazed door and window opening to the rear garden.

Lounge 16'2" x 11'1" (4.95 x 3.39)



Good size front sitting room with a feature fireplace and tv plinth. Please note the gas fire has been disconnected. A radiator, coving to the ceiling, double glazed front bay window and a double glazed side window.

First Floor Landing



With a built in storage cupboard, coving to the ceiling, access to the loft space and doors leading off.

Bedroom 1 11'0" x 10'4" (3.36 x 3.17)



Rear double bedroom with two built in storage cupboards (one of which houses the gas boiler). A radiator and double glazed window.

Bedroom 2 11'2" x 7'8" (3.41 x 2.36)



Second double bedroom with a radiator, double glazed front and side windows and a built in storage cupboard.

Bedroom 3 8'2" x 8'0" (2.51 x 2.46)



Single third bedroom with a radiator and double glazed

front window.

Bathroom 7'11">5'10" x 5'5" (2.43>1.79 x 1.66)



Three piece suite comprising bath with a shower over, wash hand basin and a WC. Tiled splashbacks, a radiator and double glazed rear window.

Front/Driveway

To the front there is a generous paved driveway providing parking for more than one car and a lawn border.

Garage 20'0" x 10'0" max. (6.10 x 3.05 max.)

With an up and over door, electric light and power connected and a single glazed side window.

Garden



Comprising patio seating area with an outside tap. Lawn garden with panted borders, fencing to the boundary and a wooden shed behind the garage.

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.

Ground Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



First Floor

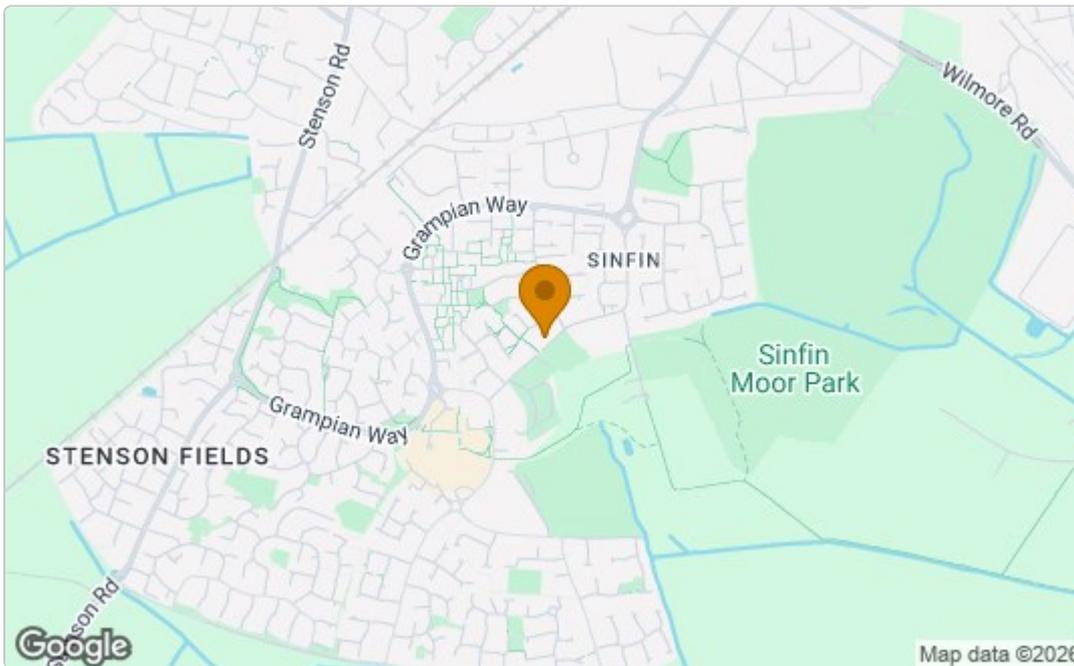
Approx. 38.8 sq. metres (417.2 sq. feet)



Total area: approx. 77.8 sq. metres (837.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.