HOPKINS & DAINTY
ESTATE AGENTS

Grange Road, Derby, DE24 0JY

Offers over £275,000

NO UPWARD CHAIN

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this refurbished and very well presented three-bedroom family home. Standing on a large garden plot; this lovely home offers a perfect blend of character and modern living. Set in this popular suburb of Derby.

Providing ready to move into accommodation, comprising: entrance hallway with open access through to the rear kitchen/diner which has French doors opening onto the garden, fitted units and a range of integrated appliances. There is also a good size bay fronted lounge. On the first floor there are two double bedrooms, a single third bedroom and a stylish bathroom with a three piece suite.

The property has gas central heating and double glazing, front driveway parking and an extensive rear lawn garden with a brick storage shed.

This property has undergone a considerable refurbishment program to include a new central heating system and boiler, rewired electrics, a new kitchen and bathroom, new flooring and décor throughout; including replastered walls; new double glazed windows and doors. Externally the house has new rendering, painting and a new wooden decking; making it a most appealing property for first time buyers and those looking for a family home.

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.

Entrance Hallway

Accessed via a double glazed entrance door, with double glazed side panels. Laminate flooring, a radiator, feature display plate rack, stairs rising for the first floor with a storage cupboard under (and double glazed side window). Door to the lounge and opening to:

Kitchen/Diner 18'5" x 12'3">8'6" (5.63 x 3.75>2.60)

Fantastic open plan kitchen/dining room, spanning the full width of the property with French doors opening onto the rear garden. Fitted with a comprehensive range of base and wall units with worktops and an inset one and a quarter sink and drainer. There is a built in double electric oven, microwave and five ring gas hob with a hood over. Along with space for further appliances including a fridge/freezer, dishwasher, washing machine and tumble dryer. The appliances may be available by separate negotiation. Boiler cupboard housing the wall mounted gas boiler. Laminate flooring, a radiator, ceiling spotlights, coving and a double glazed rear window.

Lounge 13'7" x 11'5" max. (4.15 x 3.50 max.)

Bay fronted lounge with laminate flooring, a radiator, coving to the ceiling and a double glazed front bay window.

First Floor Landing

With a double glazed side window, decorative balustrade, access to the loft space and doors leading off.

Bedroom 1 14'1" x 11'5" max. (4.30 x 3.50 max.)

Bay fronted double bedroom with a radiator, picture rail

and double glazed front bay window.

Bedroom 2 12'3" x 11'5" (3.75 x 3.49)

Rear double bedroom with a radiator, coving to the ceiling and double glazed window overlooking the garden.

Bedroom 3 7'3" x 6'7" (2.21 x 2.01)

Single third bedroom with laminate flooring, a radiator and double glazed front window.

Bathroom 7'1" x 6'6" (2.17 x 1.99)

Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a heated towel rail and radiator, celling spotlights, extractor vent and a double glazed rear window.

Front/Driveway

At the front of the property there is a driveway providing off road parking, access to the entrance door and gated side entry to the rear garden.

Rear Garden

Delightful enclosed rear lawn garden. With a decked seating area, planted borders, a further patio, hedge and fence boundary. There is also an external brick storage shed.

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. 86.2 sq. metres (927.8 sq. feet)

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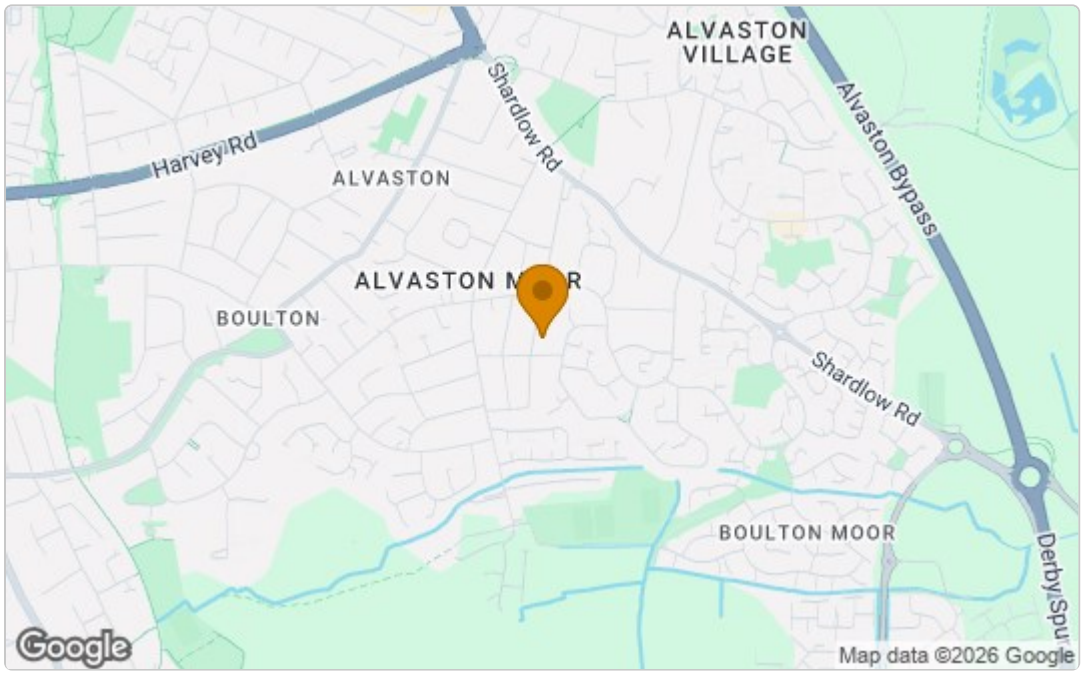
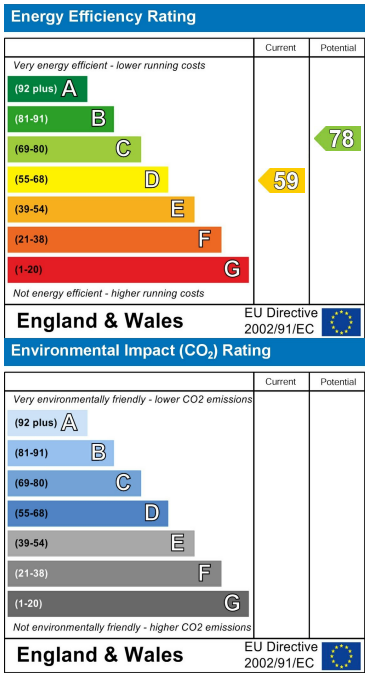
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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