



**HOPKINS & DAINTY**  
ESTATE AGENTS



**Purslane Court, Derby, DE24 3FB**

**£260,000**

NO UPWARD CHAIN \*\*OPEN 7 DAYS\*\* HOPKINS & DAINTY of TICKNALL are delighted to bring to the market this well presented three bedroom detached house located on the ever popular Newton Village development, close to amenities and good communication links and also ideally situated for local walks in the countryside or alongside the canal. The property is located within a small cul de sac of just 5 houses and has to offer: Entrance hall, downstairs cloakroom, lounge and open plan kitchen/diner with double opening French doors leading out onto the rear garden. To the first floor there are three bedrooms, an en-suite shower room and a bathroom. Outside there is a garden to the rear, a garage and driveway providing off road parking. A great first home or family home, viewing is highly recommended. 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 hall

With radiator, stairs off to the first floor, door to:

## Downstairs W.C



With W.C., pedestal wash hand basin with tiled splashback, radiator.

## Lounge 15'8" max x 11'9" max (4.78 max x 3.60 max)



With windows to the side and front, radiator.

## Kitchen/diner 4.55m x 3.35m



Fitted with a range of matching wall and base units, working surfaces with inset stainless steel sink unit and drainer, fitted electric oven and grill with a gas hob and extractor hood over, appliance space for fridge/freezer and washing machine, radiator, window to the rear, double opening French doors to the rear, understairs storage cupboard.

## The first floor

With overstairs storage cupboard, access to the loft.

## Bedroom One 11'9" x 8'5" (3.60 x 2.59)



With window to the front, radiator.

## En-suite shower room



With W.C., pedestal wash hand basin, shower cubicle and shower, partially tiled walls, window to the side, radiator.

## Bedroom Two 10'2" x 8'5" (3.11 x 2.59)



With window to the rear, radiator.

## Bedroom Three 8'9" x 6'2" (2.67 x 1.90)



With window to the front, radiator.

## Bathroom



Fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, W.C., radiator, window to the rear, partially tiled walls.

## Outside



The property sits on a corner plot tucked away in a cul de sac of only 5 houses. The rear garden is mainly laid to lawn and has side gated access. There is a garage also belonging to the property with parking space in front.

## Estate maintenance charge

We understand that this property is subject to an annual estate maintenance charge in the region of £185. We always recommend buyers to get their legal adviser to verify these details prior to exchange of contracts.

## Important Information

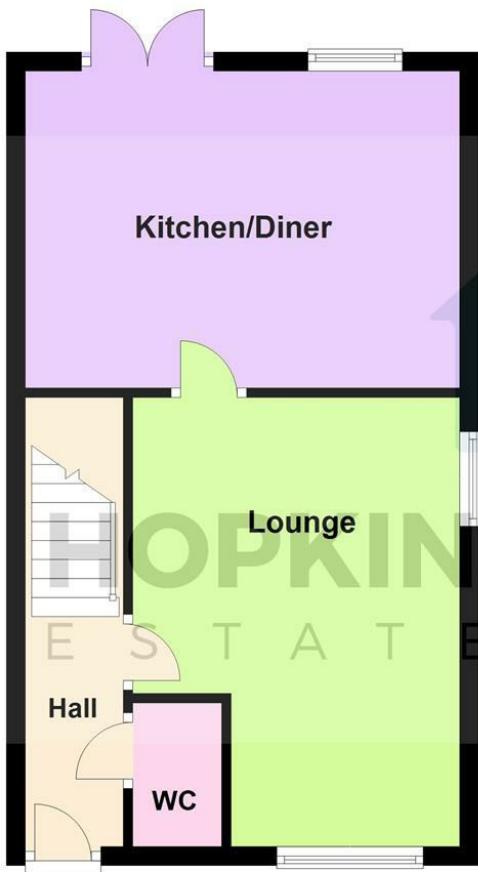
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have

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

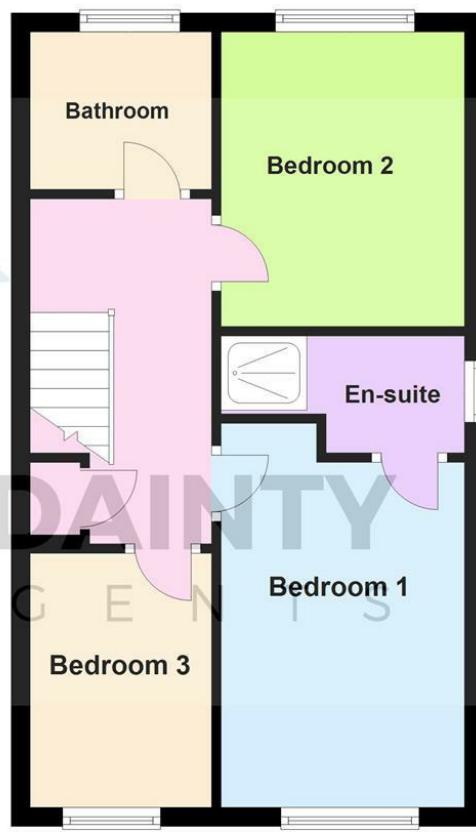
### Ground Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



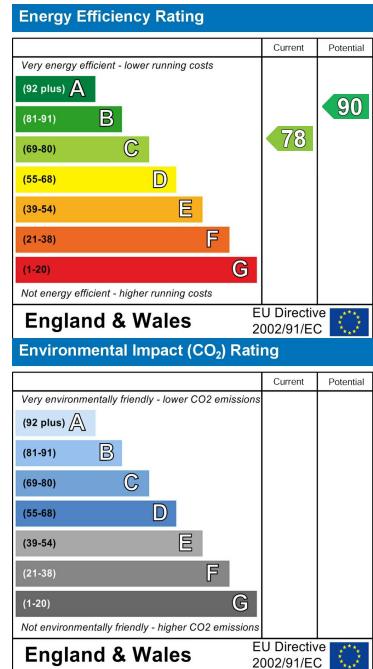
Total area: approx. 75.5 sq. metres (812.7 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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.