



Westbourne Park, Derby DE22 4GY

welcome to

Westbourne Park, Derby

For sale with no onward chain, this spacious two-bedroom semi-detached home boasts an open-plan lounge diner, a modern kitchen, utility, conservatory, and a generous plot with ample off-road parking. Well-presented throughout and ideally located close to schools, shops and transport links.



Hallway

A welcoming entrance hall with staircase to the first floor and access to the lounge and kitchen.

Lounge Diner

22' 5" x 10' 9" (6.83m x 3.28m)

A bright and spacious open-plan reception room featuring a bay window to the front, large rear window with views into the conservatory, and ample room for living and dining furniture. Neutral décor and fitted carpet throughout.

Kitchen

10' 9" x 7' 7" (3.28m x 2.31m)

A modern fitted kitchen with a range of wall and base units, stainless steel oven and gas hob, integrated extractor, tiled splashbacks and work surfaces. A large opening connects to the lounge, creating a sociable semi-open plan feel.

Utility Room

10' 7" x 7' 7" (3.23m x 2.31m)

A versatile room with work surfaces, storage and plumbing points. Offers potential for use as a laundry room, workshop, home office or hobby space. Door leading to the rear garden.

Conservatory

11' 5" x 10' 4" (3.48m x 3.15m)

An excellent additional reception space with tiled flooring, full-height windows and French doors opening onto the rear garden. Ideal as a dining area, sitting room or home workspace.

Landing

A bright landing with window to the side and access to all first-floor rooms.

Main Bedroom

17' x 10' (5.18m x 3.05m)

A generously sized double bedroom with dual aspect windows providing plenty of natural light. Ample space for wardrobes and additional furniture.

Bedroom Two

10' 9" x 10' (3.28m x 3.05m)

A spacious second bedroom overlooking the rear garden. Ideal for a child's bedroom, guest room or study.

Bathroom

7' x 5' 11" (2.13m x 1.80m)

A modern family bathroom comprising a feature whirlpool-style bathtub with shower over, vanity wash basin, WC, contemporary tiling and window to the rear for ventilation.

External

A large gravelled frontage provides ample off-road parking for multiple vehicles, with fenced boundaries.

The generous enclosed garden is mainly laid to lawn with patio area for outdoor seating, raised planting bed and timber storage shed. Ideal for families, pets or those who enjoy gardening.

The plot is substantial and has excellent potential for extension or development, subject to necessary planning permissions.

Local Area

Situated in a popular residential area of Derby, the property benefits from excellent access to a wide range of local amenities. Nearby you will find convenience shops, supermarkets, parks and well-regarded primary and secondary schools.

The area offers strong transport links, with easy access to Royal Derby Hospital, Derby city centre, major bus routes, and the A52 and A38 for commuting further afield.

Local green spaces and walking routes provide opportunities for outdoor leisure, while Derby's vibrant high-street, restaurants and entertainment venues are only a short drive away.

This location strikes the perfect balance between everyday convenience and a peaceful suburban setting.



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welcome to

Westbourne Park, Derby

- TWO BEDROOM SEMI-DETACHED HOUSE
- LOUNGE DINER, MODERN KITCHEN WITH A UTILITY AND A CONSERVATORY
- SPACIOUS AND WELL-PROPORTIONED THROUGHOUT
- GENEROUS PLOT WITH A SUBSTANTIAL REAR GARDEN AND AMPLE OFF-ROAD PARKING
- POTENTIAL FOR EXTENSION OR DEVELOPMENT (STPP)

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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