HOPKINS & DAINTY
ESTATE AGENTS









Drewry Lane, Derby, DE22 3QU

£145,000

NO UPWARD CHAIN

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market, this quality two double bedroom terraced house. In a popular location, close to Uttoxeter New Road, making it ideal for onward travel to the city centre or Hospital/A38. With the benefit of an entrance HALLWAY, front lounge or potential bedroom three, good sized rear dining room with wooden flooring and a double glazed door to the garden. Spacious kitchen and a useful cellar storage area. To the first floor, there are two good sized bedrooms and a spacious bathroom. The property has gas central heating off a combination boiler and double glazing. Low maintenance rear garden with an enclosed BBQ seating area. Ideal first purchase or investment property, having been previously let.

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 front wooden door, with a decorative arch and coving, a radiator, stairs to the first floor and attractive wooden doors leading off.

Lounge 12'4" x 10'10" (3.76 x 3.31)



Or potential third bedroom. With a decorative fire surround, radiator, double glazed front window, attractive coving and ceiling rose.

Dining Room 13'5" x 11'2" max. (4.10 x 3.41 max.)



Good size dining room with quality wooden flooring. Fitted floor to ceiling storage cupboard, radiator, decorative fire surround, double glazed door opening onto the rear garden and door to:

Kitchen 10'5" x 8'11" (3.18 x 2.73)



Good size kitchen, fitted with a range of base and wall units on three walls. Incorporating a sink and drainer with a mixer tap and tiled splash backs. There is space for a cooker, fridge/freezer and washing machine. Wooden flooring, radiator, double glazed rear window and door to the cellar.

Cellar 14'4" x 12'4" overall (4.38 x 3.76 overall)

Running under the lounge, the cellar is split into two parts providing ideal storage space.

First Floor Landing



Decorative balustrade, radiator, access to the loft space and wooden doors leading to all rooms.

Bedroom 1 14'2" x 12'4" (4.34 x 3.76)



Generous full width double bedroom, with a radiator and double glazed front window.

Bedroom 2 13'5" x 9'2" (4.10 x 2.80)



Good size second bedroom with a radiator and double glazed rear window.

Bathroom 10'5" x 9'2" (3.18 x 2.80)



Spacious bathroom comprising three piece suite with a mixer shower tap, wash hand basin and WC. Tiled splash backs and extractor vent, built in storage cupboard housing the Worcester combination boiler and a double glazed rear window.

Rear Garden



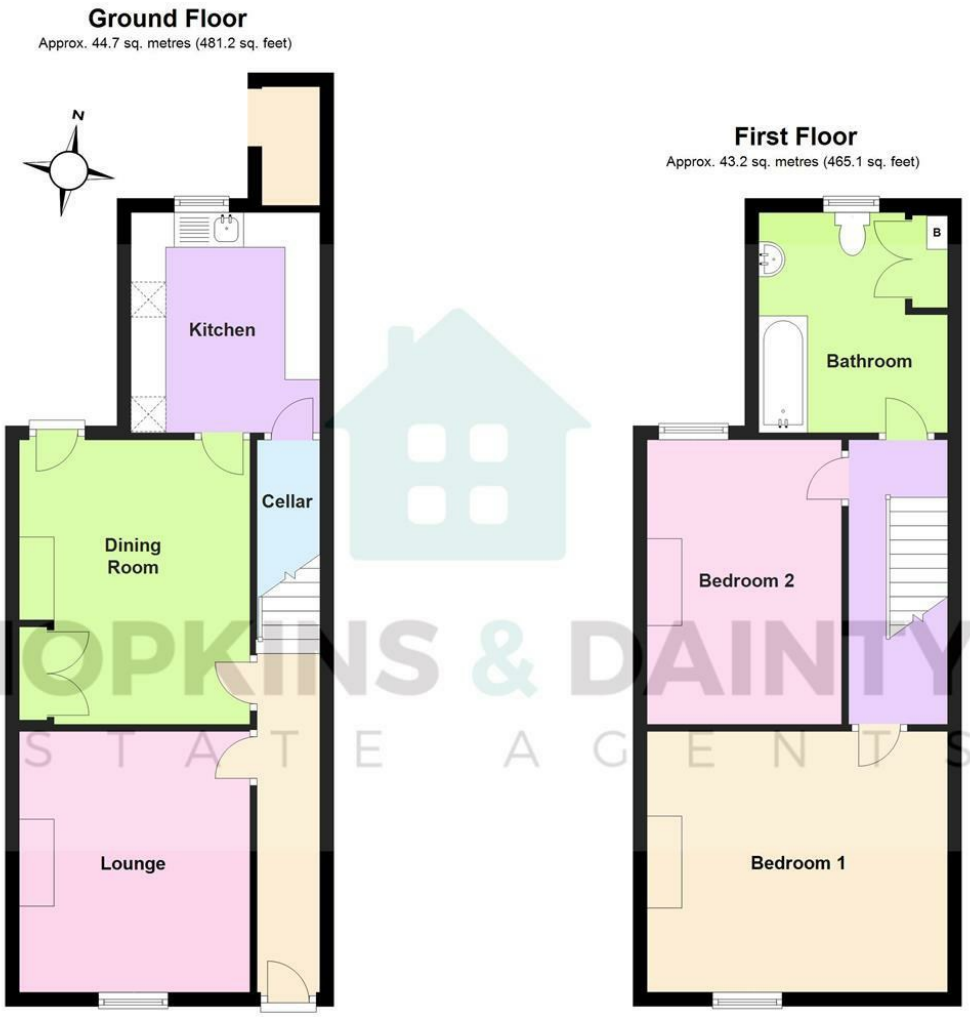
To the rear of the property, there is an enclosed garden and open storage shed. Pathway to an enclosed patio seating and BBQ area.

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.

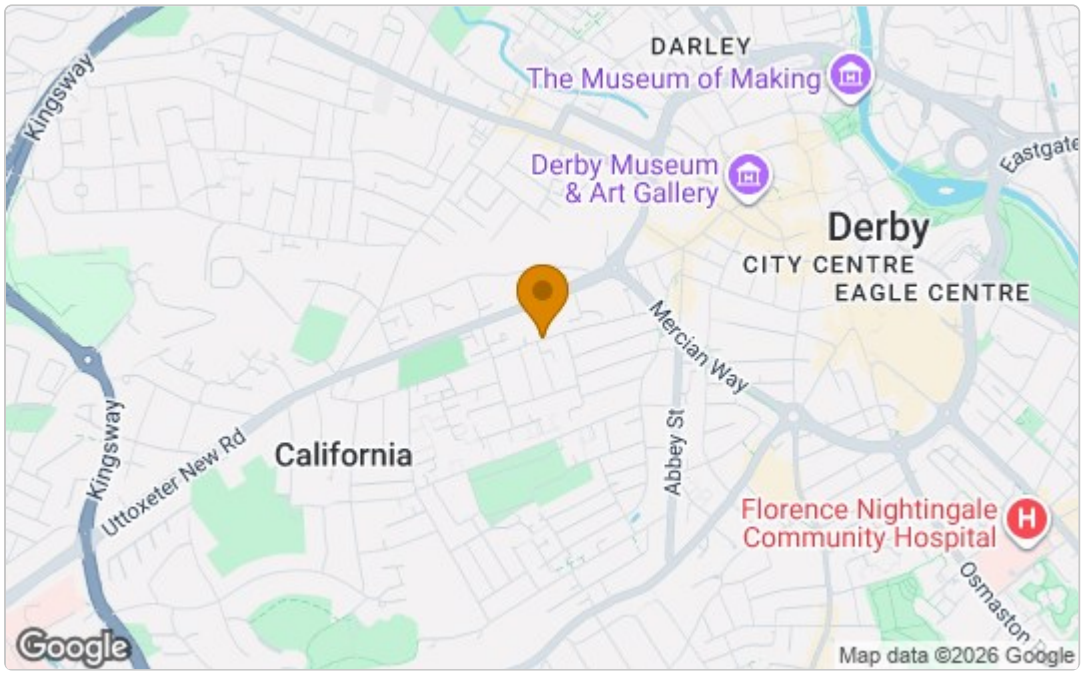
Floor Plan



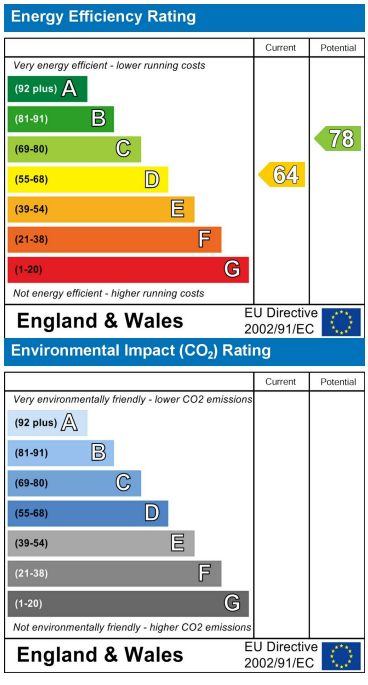
Total area: approx. 87.9 sq. metres (946.3 sq. feet)

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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