

### **3 Webb Drive, Derby, DE74 0AN**

**£340,000**

Offered with no upward chain and tucked away within the highly regarded William Davis estate, this exceptionally spacious three double bedroom detached home offers larger-than-average accommodation throughout and is truly a rare find.

The property features a stylish modern kitchen with integrated Smeg appliances, generous living space perfect for family life, and three well-proportioned double bedrooms. To the rear, a large west-facing garden provides the ideal setting for relaxing or entertaining.

Further benefits include a garage and driveway parking, Hive heating system and is alarmed for security - making this a superb family home in a quiet yet convenient location.

PLEASE NOTE: NHBC valid for 6 more years until June 29, 2032.

## Frontage



Occupying an impressive corner plot, the property enjoys an attractive frontage that creates a wonderful first impression. A lush green outlook surrounds the home, with a variety of mature trees, bushes and shrubs enhancing its kerb appeal. A spacious driveway provides ample parking and leads to the garage, while a pathway guides you to the front entrance door.

## Entrance Hall

Entered via a modern uPVC front door with peephole and a diamond-shaped obscured window, the property opens into a spacious and welcoming entrance hall. The hallway features a window to the front aspect, allowing natural light to brighten the space, along with premium wood-effect linoleum flooring for a stylish yet practical finish.

Further features include a wall-mounted alarm control panel, a generous under-stairs storage nook ideal for coats, shoes or household items, and internal doors providing access to the lounge, guest cloakroom, and the spacious kitchen/dining area, creating a practical and well-flowing ground floor layout.

## Guest Cloakroom



Appointed with a low flush WC and pedestal wash hand basin, central heating radiator, wood-effect lino flooring, and a double glazed window to the front elevation.

## Living Room



A spacious reception room featuring three double glazed windows to the front elevation, allowing plenty of natural light. The room benefits from two central heating radiators, carpeted flooring, a TV point, wall-mounted recessed fuse board, and two pendant ceiling lights.

## Kitchen / Diner



Fitted with a range of modern base cupboards and drawers with complementary wall-mounted units and wood-effect worktops. Incorporating an inset stainless steel sink unit with mixer tap, inset four-ring Smeg gas hob with Smeg extractor hood over and Smeg built-in oven beneath. Integrated Smeg fridge freezer and dishwasher, with an Indesit washing machine also included.

The room further benefits from a double glazed window overlooking the rear garden, double doors providing access to the outside, a gas central heating radiator, useful under-stairs storage cupboard and recessed ceiling spotlights.

## First Floor Landing



## Master Bedroom



A principal bedroom featuring fitted wardrobes, two double glazed windows to the front elevation, central heating radiator, carpeted flooring, and a Hive thermostat.

## En-Suite



A well-appointed suite comprising a low flush WC, half pedestal wash hand basin, and a shower cubicle with integrated shower. The room also benefits from a ladder-style heated towel radiator and shaver point.

### Bedroom 2



A well-proportioned double bedroom with a double glazed window to the front elevation, central heating radiator and carpeted flooring.

### Bedroom 3



A double bedroom with a double glazed window to the rear elevation, central heating radiator and carpeted flooring.

### Family Bathroom



Partly tiled and fitted with a white suite comprising a low flush WC, half pedestal wash hand basin, and a panelled bath with shower attachment over. The room

also benefits from a central heating radiator, recessed ceiling spotlights, and a double glazed window to the rear elevation.

### Outside



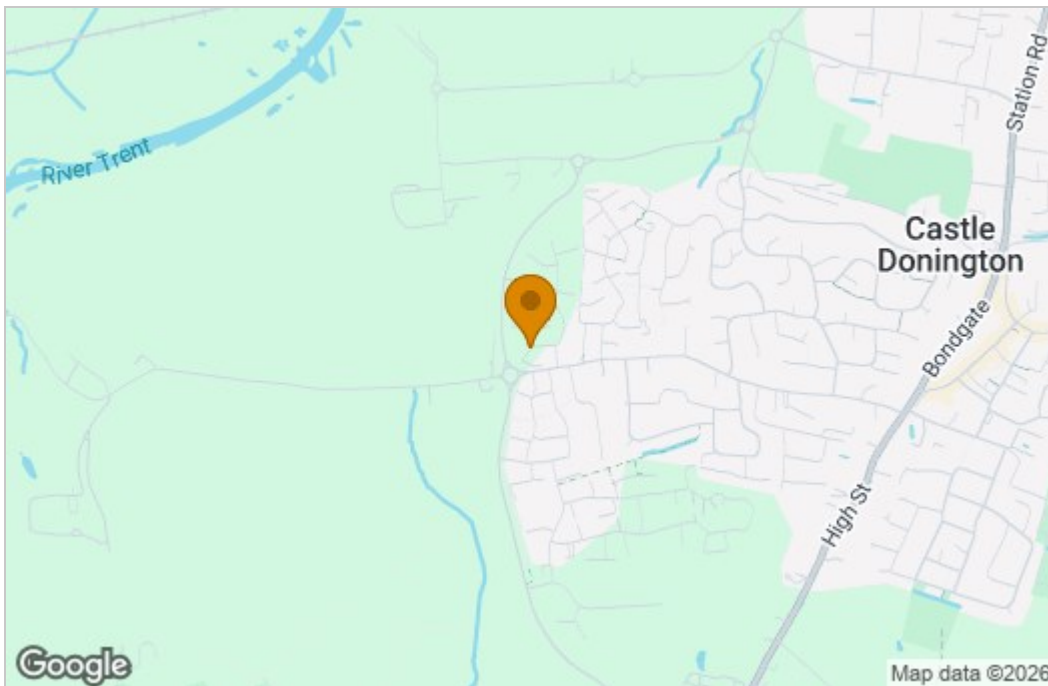
To the rear of the property is a west-facing enclosed garden, featuring a patio area and a good-sized lawn, ideal for outdoor seating and entertaining. Gated side access leads to the driveway and single garage.

The garage benefits from power and lighting.

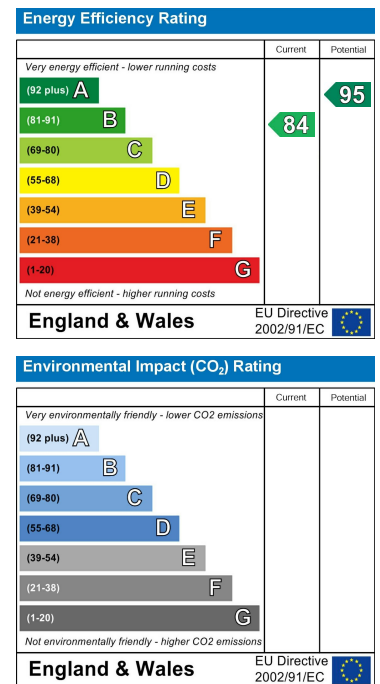
## Floor Plan



## Area Map



## Energy Efficiency Graph



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