



HOPKINS & DAINTY

ESTATE AGENTS



Woodroffe Walk, Derby, DE23 1RL

Offers in the region of £150,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring the market this lovely three bedroom town house. With NO UPWARD CHAIN and gated rear driveway PARKING. Situated in a pleasant residential location, set back from the road via a shared walkway and an attractive front lawn garden. The property would make an ideal family home.

The accommodation comprises: entrance hallway with guest WC and a walk in store room. Rear lounge with a patio door to the rear garden and an open plan kitchen and dining room with a door opening on the rear garden. On the first floor, the landing provides access to three good sized bedrooms and the bathroom, which has a three piece suite including an over bath shower. The property also has double glazing, a gas warm air heating system off a central boiler and an enclosed rear lawn garden and driveway, with a useful storage shed.

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 leaded light double glazed entrance door. With stairs rising to the first floor and a storage cupboard. There is a good size walk in storage cupboard and boiler cupboard housing the gas warm air boiler.

Lounge 12'4" x 10'5" max. (3.78 x 3.19 max.)



With a TV plinth and a double glazed door and side panel opening to the rear garden.

Kitchen 11'3" x 7'10" (3.45 x 2.41)



Fitted range of base and wall units with an inset sink and drainer, mixer tap and tiled splash backs. Space for a cooker and further appliances, including plumbing for a washing machine. Double glazed front window.

Dining Room 9'9" x 8'11" (2.99 x 2.72)



With a double glazed door and window opening to the rear garden.

Guest WC 6'7" x 4'7" (2.03 x 1.41)



Two piece suite comprising WC and wash hand basin, with a double glazed front window.

First Floor Landing



Access to the loft space, built airing cupboard with the hot water cylinder; a separate storage cupboard and doors leading off.

Bedroom 1 13'9" x 10'7" > 8'9" (4.20 x 3.24 > 2.69)



Generous main bedroom with a double glazed rear

window.

Bedroom 2 10'7" x 10'7" (3.25 x 3.23)



Second double bedroom with a double glazed rear window.

Bedroom 3 8'9" x 7'6" (2.68 x 2.31)



Single third bedroom with a double glazed front window.

Bathroom 9'6" x 4'6" (2.92 x 1.38)



Three piece suite comprising bath with a shower

attachment, wash hand basin and WC. Tiled splashbacks and a double glazed front window.

Front Garden



To the front of the property there is a shared walkway leading from Caxton Street to the front garden.

An attractive lawn garden with a path to the entrance door.

Rear Garden + Parking



Enclosed rear lawn garden with a gated driveway providing off road parking. There is a storage shed gated access to the communal rear parking area behind.

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. 43.2 sq. metres (464.6 sq. feet)



First Floor

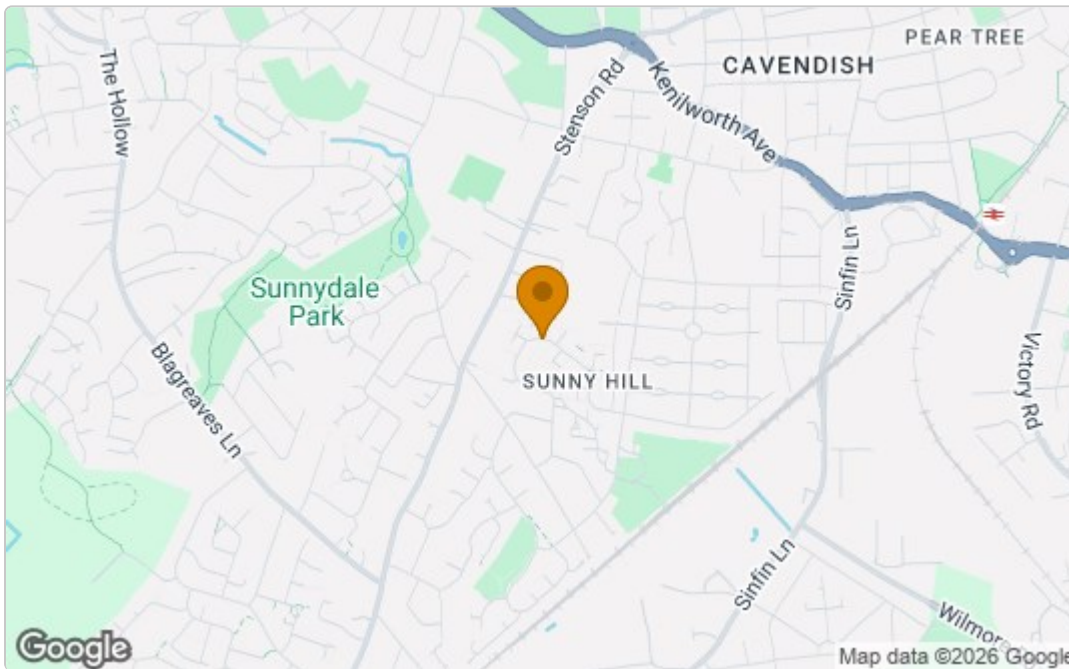
Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 86.3 sq. metres (929.2 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |

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.