



Built in 2021, this lovely home features deceptively generous, well-proportioned bedrooms including a master ensuite and a fantastic open living space, perfect for first time buyers or young families, set in a great location off a private driveway and overlooking green space to the front.

£265,000

John German

A charming storm canopy sits over the front entrance door which opens into the entrance hall with stairs rising to the first floor, central heating radiator and doors leading off to the main ground floor living spaces. The guest cloakroom/WC sits off the hallway, fitted with a low flush WC and hand wash basin, uPVC double glazed window to the front, central heating radiator and hanging space for coats.

The kitchen is fitted with a range of base and eye level units with roll edge work surfaces, matching upstands, inset one and a half bowl stainless steel sink unit with mixer tap, built-in oven and four ring gas hob with brushed aluminium extractor hood and matching splashback, leaving space for a fridge freezer and washing machine. There is a uPVC double glazed window to the front and central heating radiator. The main living space sits to the rear of the house overlooking the garden, making a fantastic social space, perfect for a family get together and parties, with plenty of room for a dining table and soft furnishings. UPVC double glazed French doors open out onto the rear patio, with a matching window and two central heating radiators.

On the first-floor, stairs lead to a central landing with a built-in over stairs storage cupboard and doors leading off to the bedrooms and bathroom. The family bathroom is fitted with a full three-piece suite comprising low flush WC, wall mounted wash basin with a tiled splashback and a panelled bath with shower over, glass screen and tiling to the splashback area, plus a central heating radiator. The master bedroom has a uPVC double glazed window to the front, central heating radiator, built-in wardrobe and an ensuite shower room fitted with a low flush WC, wall mounted wash basin with tiled splashback and a fully tiled shower enclosure. There is a uPVC double glazed window to the front and a central heating radiator. There are two further well-proportioned bedrooms, both overlooking the rear garden with central heating radiators.

Outside, the property is located off a private driveway overlooking greenspace and the footpath which leads around the estate and out onto Radbourne Lane where there are miles of footpaths leading all around the Radbourne Estate. To the side of the house is a three car driveway and gated access into a generous, fully enclosed rear garden with a spacious paved patio leading onto a well-kept lawn. A useful timber garden shed is also being included in the sale.

**Agents notes:** There are site maintenance charges of currently £82.10 every 6 months.

It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/12122025

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Ground Floor

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Approximate total area<sup>(1)</sup>

730 ft<sup>2</sup>

67.9 m<sup>2</sup>



Floor 1

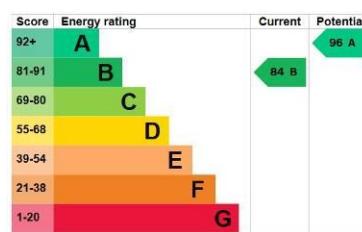
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360







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