

Trowels Lane

Derby, DE22 3LS



Attractive family home modified to create a family friendly layout featuring a spacious living room and a lovely open plan dining kitchen with French doors overlooking a great garden. The location is very handy for all manner of local amenities including shops and schools with an excellent local bus service and access to major commuter routes.

£235,000

John German

Trowels Lane is located within walking distance of The Royal Derby Hospital and Kingsway Retail Park and just a short bus ride or 30 minute walk from Derby City Centre. Littleover village centre is just a mile away with a post office, range of shops and eateries. There are a good selection of local schools and the various campuses of Derby University are all within a couple of miles of the property.

At the front of the property is an arched entrance with an enclosed porch featuring a Minton tiled floor leading onto the original stained glass entrance door with matching top lights and side panels. A spacious entrance hall with laminate flooring leads on to the ground floor living spaces and stairs rise to the first floor landing with a useful understairs storage cupboard.

To the front of the property sits a spacious bay fronted living room with a feature electric fireplace.

A spacious open plan dining kitchen extends across the rear of the property and is fitted with a range of shaker style base and eye level units with wood effect worktops extending to form a peninsular breakfast bar, inset stainless steel sink unit with mixer tap, subway tiled splashbacks, integrated dishwasher and fridge freezer, built-in oven, halogen hob with extractor hood over. Laminate flooring runs through to a lovely spacious dining area with French doors overlooking the rear garden.

On the first floor stairs lead up to a central landing with a window to the side and a built-in airing cupboard. Doors lead off to the bedrooms and shower room.

Bedroom one has a fabulous bay window and overlooks the front elevation whilst bedroom two is also a generous double room this time with views over the rear garden. Bedroom three is a single bedroom with a built-in over stairs wardrobe.

The shower room completes the internal accommodation and is fully tiled and fitted with a low flush WC, wash basin in vanity unit with cupboard storage beneath and a large shower enclosure. Chrome heated towel rail, extractor fan and a tiled floor.

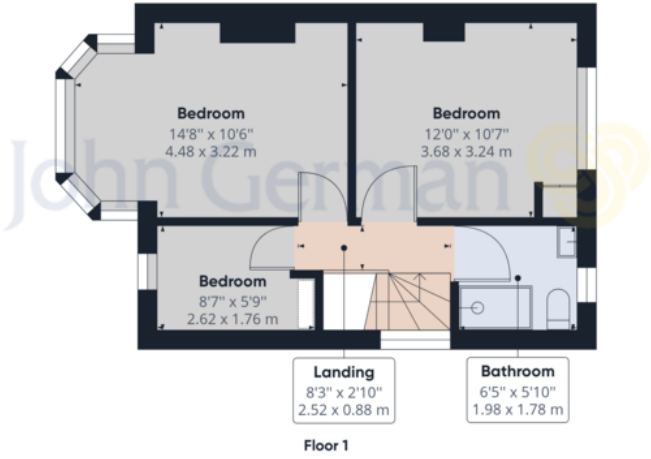
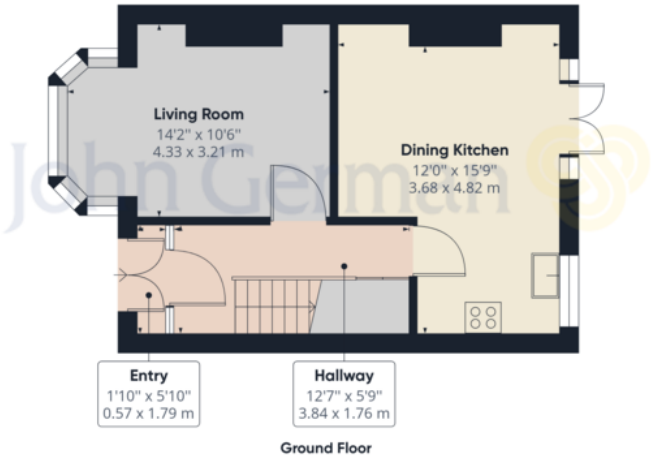
Outside the property is set back from the road behind pressed concrete vehicle hardstanding. Gated access to the side leads to a fully enclosed rear garden which is screened to the rear by mature trees. Adjacent to the rear of the property is a spacious paved patio leading onto a spacious lawn. There is a very useful brick built outhouse perfect for garden storage.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:
www.gov.uk/government/organisations/environment-agency
www.derby.gov.uk

Our Ref: JGA/09102023
Local Authority/Tax Band: Derby City Council / Tax Band C

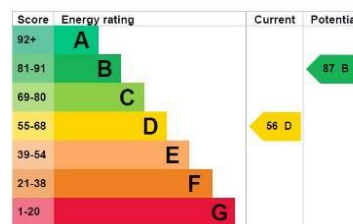
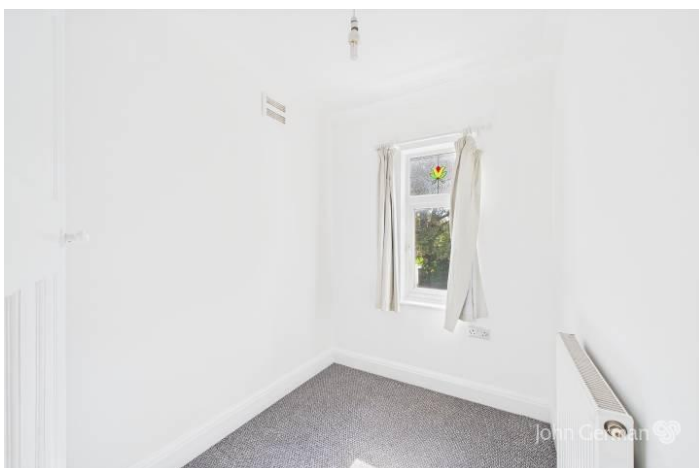


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Approximate total area⁽¹⁾
777.33 ft²
72.22 m²

(1) Excluding balconies and terraces





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