

Bramblehedge Drive

Off Goodsmoor Road, Derby, DE24 9SB

John
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£245,000

This stylish townhouse has great open plan living space which can be cleverly separated if desired, comprising modern kitchen, dining and a spacious lounge with French doors leading out onto the rear garden. Fabulous bedrooms make it perfect for growing families and first time buyers.



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Entrance to the property is via a spacious entrance hall with stairs rising to the first floor, understairs storage cupboard and doors leading off to the ground floor living spaces and to the ground floor WC comprising low flush WC and hand wash basin.

The kitchen area is fitted with a range of modern base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, built-in oven, electric hob with brushed aluminium splashback and extractor hood over, leaving spaces for a full range of appliances, a window overlooking the front elevation and a spacious dining area. The kitchen and dining areas are open plan to the lounge but can be separated by a clever sliding screen. The spacious lounge has French doors that open directly onto the rear patio.

On the first floor, stairs lead to a central landing with a window to the side, storage cupboard and a door into the stairwell leading to the second floor. The landing gives access to bedrooms two and three, which are both lovely double rooms, and the family bathroom which is fitted with a low flush WC, pedestal wash basin and a panelled bath with shower over, glass screen and tiled splashback areas. There is a window to the rear and chrome heated towel radiator.

On the second floor is the master bedroom which is a fabulous size and has an extensive range of fitted wardrobes, dormer window to the front and an en-suite shower room which is fitted with a low flush WC, pedestal wash basin and a corner shower enclosure. There is a chrome heated towel rail and Velux skylight.

Outside, the property is set back from the road behind a lawned front garden. The rear garden is fully enclosed and mainly laid to lawn with paved patio areas and gated access onto a tandem parking space for two cars at the rear.

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

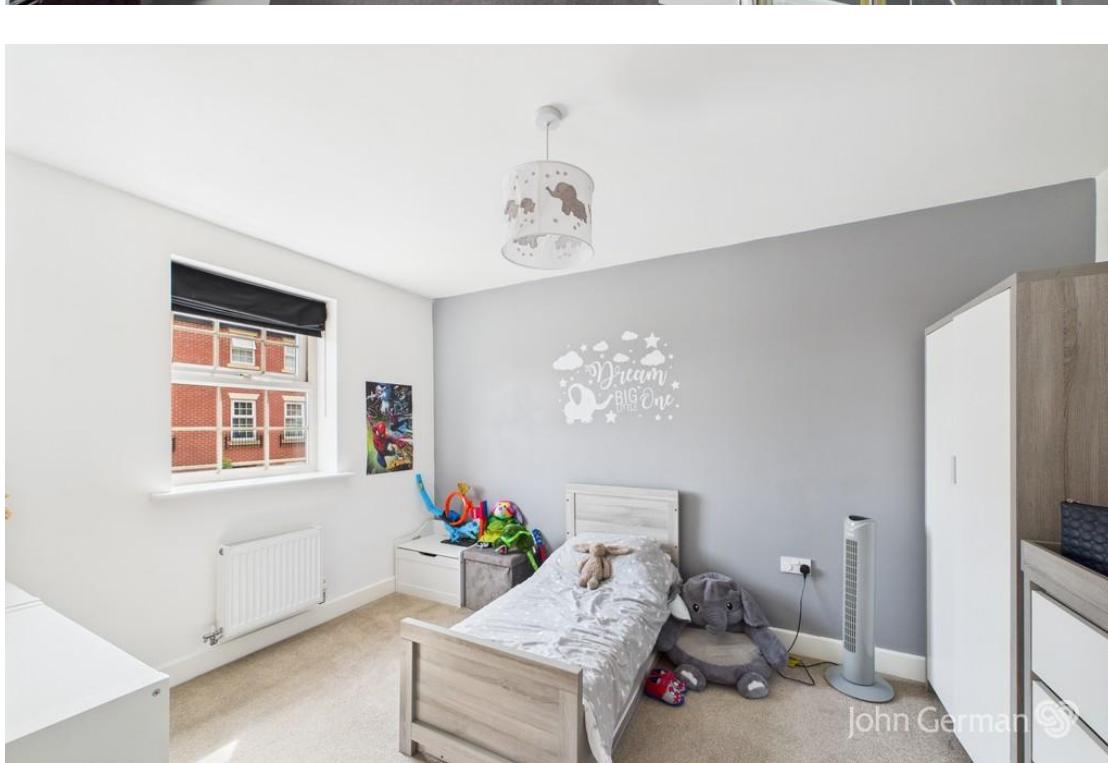
Useful Websites: www.gov.uk/government/organisations/environment-agency www.derby.gov.uk

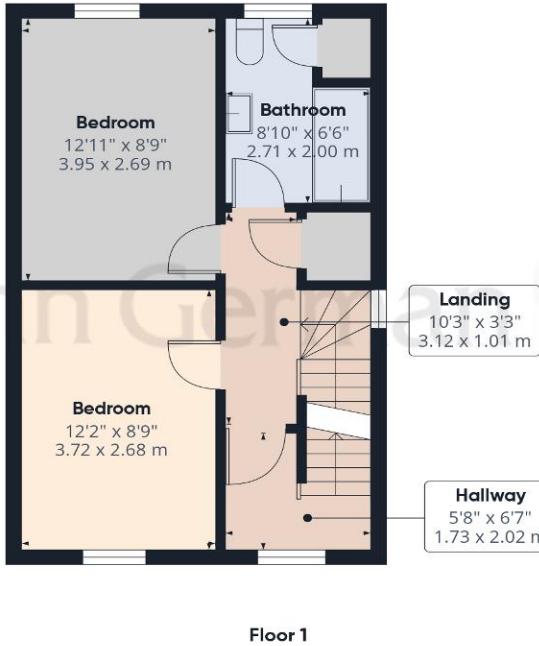
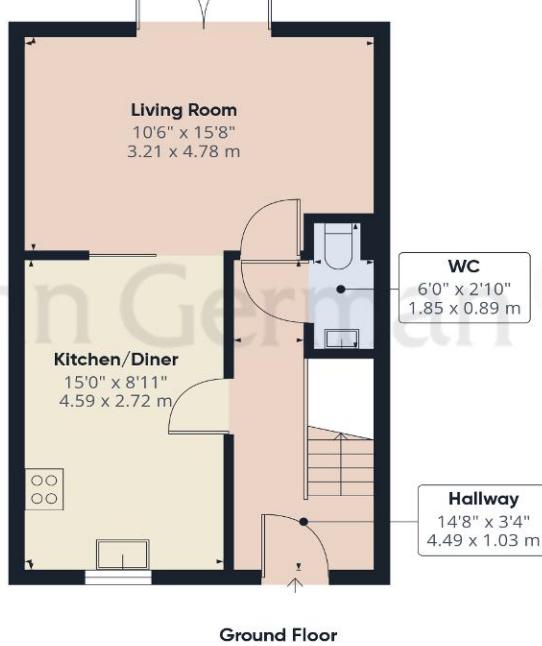
Our Ref: JGA/23062025

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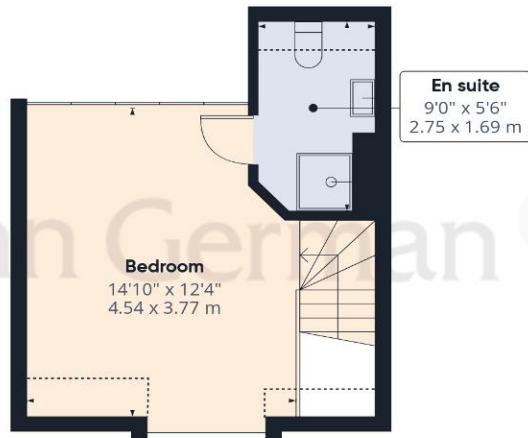




Approximate total area⁽¹⁾

972 ft²
90.2 m²

Reduced headroom
18 ft²
1.7 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

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Agents' Notes

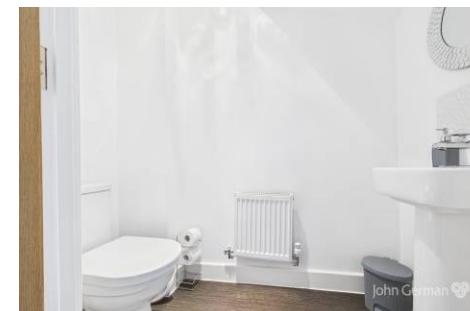
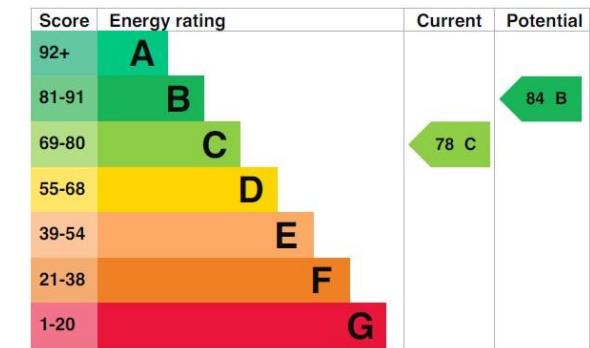
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