



This well laid out modern home comes to the market in lovely condition perfect for a professional couple or young family. Quite a bit of money has been spent landscaping the garden to create a low maintenance space, great for entertaining making it a great buy.

£230,000



Located in a sought-after residential area, offering modern living within easy reach of local shops, supermarkets, and well-regarded schools, making it an excellent choice for families. There are also nearby parks and green spaces, ideal for leisure and recreation. Commuters will appreciate the excellent transport connections, with easy access to major roads such as the A52 and A38, linking to the M1 for travel further afield. Derby city centre is just a short drive away, offering a wider range of shopping, dining, and entertainment options. Public transport is well-served by local bus routes, and Derby Railway Station provides direct services to major cities.

Entrance to the property is via an entrance lobby with stairs rising to the first floor. The ground floor guest WC is fitted with a low flush WC, washbasin and window to the front.

The spacious dining kitchen is fitted with a range of base and eye level units with roll edge worktops, inset stainless steel sink unit with mixer tap, tiled splashbacks, built-in oven, electric hob with extractor hood over, integrated fridge and freezer, integrated dishwasher and washing machine, window to the front.

The living room runs along the full width of the house with French doors leading out onto the rear deck.

On the first floor are two double bedrooms and a single bedroom along with a family bathroom fitted with a low flush WC, pedestal wash basin and a panelled bath with shower over and glass shower screen, tiled splashbacks.

Outside the property is set well back from the road behind a tarmaced driveway with a turfed area at the side and newly planted hedge. The rear garden has been fully paved requiring minimal maintenance with a composite covered decked seating area.

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. There is a service charge of £60.68 per annum.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Cable

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 B

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

Our Ref: JGA/28072025

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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