



Stylish and beautifully presented home ideal for first time buyers or young families looking for the perfect move straight into property. Great layout including a generous lounge diner with French doors, modern kitchen and large utility/boot room, three excellent bedrooms and a stylish bathroom.

£220,000



John German



The property has uPVC double glazing throughout and gas central heating with the boiler having been replaced in 2021. The current owners have made a number of improvements to the property such as redecorating and replacing the flooring where needed, they have landscaped the garden and replaced the front door and French doors in the lounge, they have fitted the utility room including a new door and refitted the bathroom. They have also replaced the consumer unit along with modifications to the electrics where needed, meaning that any new buyers can move in with confidence knowing that the property has been really well maintained.

Entrance to the property is via a spacious entrance hall with hanging space for coats and jackets, stairs rising to the first floor and doors leading off to the ground floor living space. Beautiful real wood flooring continues through into the main living room. This generous lounge diner extends to the full depth of the property with a window overlooking the front and French doors leading directly out onto the rear patio. There is plenty of space for comfortable seating as well as a decent sized dining table. Moving back though the hallway into the kitchen which is fitted with a range of modern base and eye level units with roll edge worksurfaces, inset sink unit with hose style mixer tap, window overlooking the garden above, tiled splashbacks, built-in oven and four ring electric hob with extractor hood over. There is space for a dishwasher and a large fridge freezer. This lovely kitchen also features a built-in pantry with extensive shelving and a small window to the front. A recently replaced uPVC double glazed door leads into the utility room/boot room which has been fitted with a range of base units and eye level units with a square edge worksurface, inset Belfast sink with hose style mixer tap, tiled splashbacks, plumbing for a washing machine and space for a tumble dryer. A second entrance door leads to the rear of the property whilst a latch door leads into a very useful storeroom with a window to the front.

On the first floor, stairs lead to a central landing with a window to the front and access to the loft space which is insulated and boarded with a Velux skylight and a pull down loft ladder. Doors lead off to three beautifully proportioned bedrooms and to the family bathroom. The bathroom has been fully refitted with a stylish three piece suite comprising panelled bath with shower over including a rain shower head, a hand shower attachment and a glass shower screen, concealed flush WC and wash basin encased in a vanity unit with built-in storage, chrome heated towel radiator, extensive tiling to splashbacks and a window to the side.

Outside, to the front of the property is a double width driveway providing off road parking with gated access leading along the side of the house to the fully enclosed and private rear garden which has been recently landscaped to include a generous patio with smooth porcelain paving and Cotswold gravel leading onto a lawned area with raised planters along the borders, made from solid oak sleepers. At the rear of the garden is a rabbit hutch and run and a timber garden shed.

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: Fibre - 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 A

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

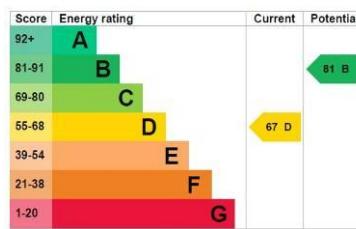
Our Ref: JGA/14012026

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