



## 15 Bentley Road, Derby, DE74 2UL

**Offers Over £380,000**

A superb detached four-bedroom home offering generous and versatile living space, perfect for modern family life.

The property briefly comprises a welcoming entrance hallway, a spacious lounge, and a convenient guest cloakroom. To the rear, a stylish kitchen diner provides the ideal space for both everyday living and entertaining, flowing seamlessly into a bright conservatory overlooking the garden.

Upstairs, there are four well-proportioned bedrooms, with both the master and second bedroom benefiting from their own en-suite facilities. A contemporary family bathroom serves the remaining bedrooms.

Externally, the home boasts a private, enclosed rear garden with attractive decking areas, ideal for outdoor dining and relaxation. Further benefits include a garage and off-road parking.

\*Updated EPC to follow\*

### Hallway

Enter the property into the hallway which offers tiled flooring, central heating radiator and access to the guest cloakroom, lounge, storage cupboard and kitchen/diner. Stairs rising to first floor.

### Guest cloakroom

Having tiled flooring, W/C, basin and central heating radiator.

### Lounge

Having laminate wood effect flooring, central heating radiator and bay window to front aspect.

### Kitchen/Diner

Having tiled flooring, ample space for dining table, contemporary fitted kitchen with inbuilt double oven, gas hob, fridge/freezer and dishwasher. Access to conservatory.

### Conservatory

Having linoleum flooring and French doors out to rear enclosed garden.

### Bedroom 4

Having carpeted flooring, central heating radiator and window to rear aspect.

### Bedroom 3

Double bedroom having carpeted flooring, window to rear aspect and central heating radiator.

### Bedroom 2

A double bedroom offering carpeted flooring, inbuilt storage cupboards, central heating radiator, window to front aspect and en-suite.

### En-suite

Having tiled flooring, heated towel rail, W/C, basin and single shower.

### Family Bathroom

Having heated towel rail, bath with shower over, W/C and basin.

### Landing

Offering stairs both to ground floor and 2nd floor.

### Master Bedroom

A large double bedroom having carpeted flooring, central heating radiators, windows to both front and rear aspect and en-suite.

### En-suite

Having tiled flooring, W/C, basin, single shower and window to rear aspect.

### Outside

To the rear of the property is an enclosed garden which offers access to driveway and garage, the garden is mainly laid to lawn with two decked areas.

### Disclaimer & Anti-Money Laundering (AML) Notice

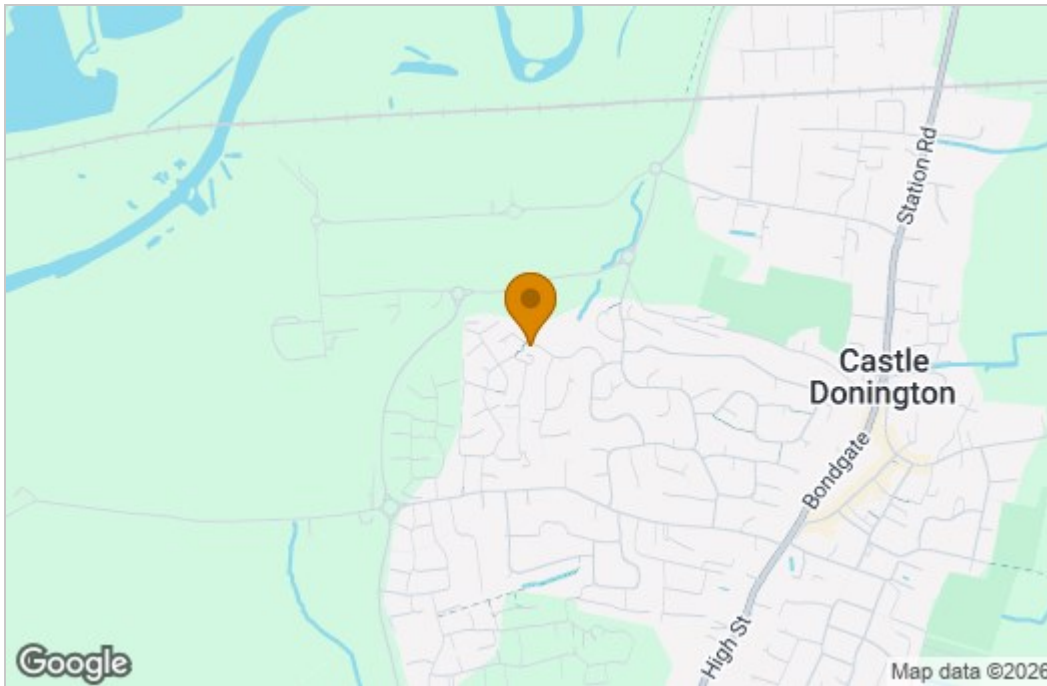
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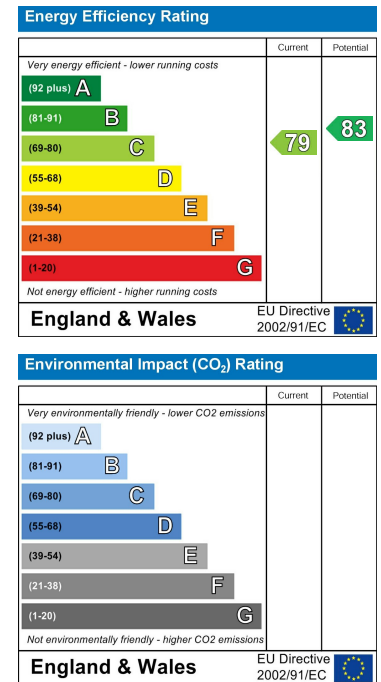
# Floor Plan



# Area Map



# Energy Efficiency Graph



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