



3 Webb Drive, Derby, DE74 0AN

£340,000

Offered with no upward chain and tucked away within the highly regarded William Davis estate, this exceptionally spacious three double bedroom detached home offers larger-than-average accommodation throughout and is truly a rare find.

The property features a stylish modern kitchen with integrated Smeg appliances, generous living space perfect for family life, and three well-proportioned double bedrooms. To the rear, a large west-facing garden provides the ideal setting for relaxing or entertaining.

Further benefits include a garage and driveway parking, Hive heating system and is alarmed for security - making this a superb family home in a quiet yet convenient location.

PLEASE NOTE: NHBC valid for 6 more years until June 29, 2032.

Frontage



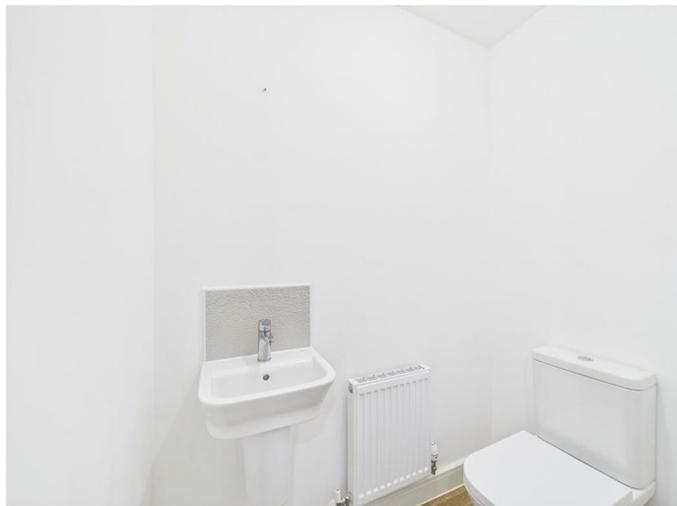
Occupying an impressive corner plot, the property enjoys an attractive frontage that creates a wonderful first impression. A lush green outlook surrounds the home, with a variety of mature trees, bushes and shrubs enhancing its kerb appeal. A spacious driveway provides ample parking and leads to the garage, while a pathway guides you to the front entrance door.

Entrance Hall

Entered via a modern uPVC front door with peephole and a diamond-shaped obscured window, the property opens into a spacious and welcoming entrance hall. The hallway features a window to the front aspect, allowing natural light to brighten the space, along with premium wood-effect linoleum flooring for a stylish yet practical finish.

Further features include a wall-mounted alarm control panel, a generous under-stairs storage nook ideal for coats, shoes or household items, and internal doors providing access to the lounge, guest cloakroom, and the spacious kitchen/dining area, creating a practical and well-flowing ground floor layout.

Guest Cloakroom



Appointed with a low flush WC and pedestal wash hand basin, central heating radiator, wood-effect lino flooring, and a double glazed window to the front elevation.

Living Room



A spacious reception room featuring three double glazed windows to the front elevation, allowing plenty of natural light. The room benefits from two central heating radiators, carpeted flooring, a TV point, wall-mounted recessed fuse board, and two pendant ceiling lights.

Kitchen / Diner



Fitted with a range of modern base cupboards and drawers with complementary wall-mounted units and wood-effect worktops. Incorporating an inset stainless steel sink unit with mixer tap, inset four-ring Smeg gas hob with Smeg extractor hood over and Smeg built-in oven beneath. Integrated Smeg fridge freezer and dishwasher, with an Indesit washing machine also included.

The room further benefits from a double glazed window overlooking the rear garden, double doors providing access to the outside, a gas central heating radiator, useful under-stairs storage cupboard and recessed ceiling spotlights.

First Floor Landing



Master Bedroom



A principal bedroom featuring fitted wardrobes, two double glazed windows to the front elevation, central heating radiator, carpeted flooring, and a Hive thermostat.

En-Suite



A well-appointed suite comprising a low flush WC, half pedestal wash hand basin, and a shower cubicle with integrated shower. The room also benefits from a ladder-style heated towel radiator and shaver point.

Bedroom 2



A well-proportioned double bedroom with a double glazed window to the front elevation, central heating radiator and carpeted flooring.

Bedroom 3



A double bedroom with a double glazed window to the rear elevation, central heating radiator and carpeted flooring.

Family Bathroom



Partly tiled and fitted with a white suite comprising a low flush WC, half pedestal wash hand basin, and a panelled bath with shower attachment over. The room

also benefits from a central heating radiator, recessed ceiling spotlights, and a double glazed window to the rear elevation.

Outside



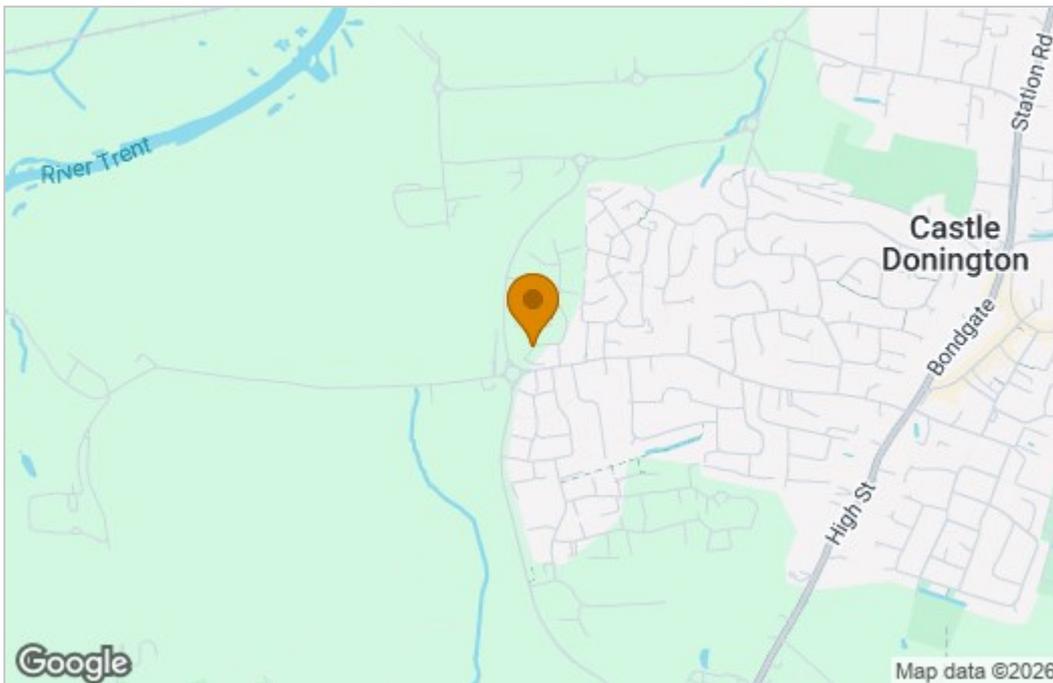
To the rear of the property is a west-facing enclosed garden, featuring a patio area and a good-sized lawn, ideal for outdoor seating and entertaining. Gated side access leads to the driveway and single garage.

The garage benefits from power and lighting.

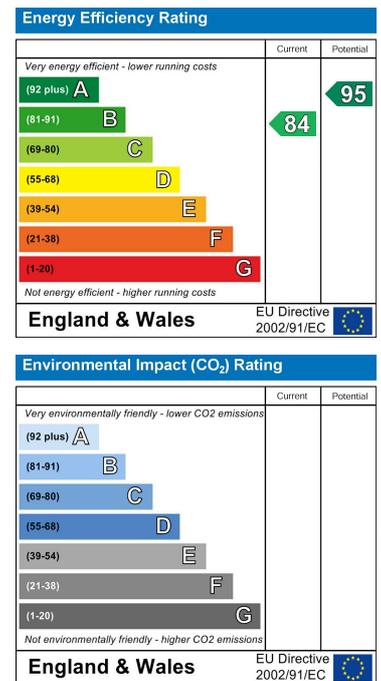
Floor Plan



Area Map



Energy Efficiency Graph



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