



3 Pritchard Drive, Derby, DE74 2AY

£250,000

Located in the tranquil surroundings of Pritchard Drive, Kegworth, this charming semi-detached house presents an ideal opportunity for families seeking a comfortable and modern living space. Boasting three well-proportioned bedrooms, this property is designed to cater to the needs of contemporary family life.

The master bedroom features the added luxury of an en-suite bathroom, providing a private retreat for relaxation. The remaining bedrooms are versatile and can easily accommodate children, guests, or even serve as a home office. With two bathrooms in total, morning routines are made effortless, ensuring convenience for all family members.

Situated at the beginning of a quiet and modern estate, this home benefits from a peaceful atmosphere while remaining close to local amenities. Residents will find shops, schools, and recreational facilities within easy reach, making it an excellent choice for those who value both tranquillity and accessibility. The open-plan living spaces are perfect for entertaining or simply enjoying family time, while the well-equipped kitchen is a delight for any home cook.

Front Aspect

With a tandem driveway to the side of the property, access to the single garage via a manual up and over door, gate leading into rear garden, steps leading to front door.

Entrance Hallway

Entrance via composite door, gas central heating radiator, stairs rising to first floor, laminated flooring.

Guest Cloakroom

With a frosted window to the front elevation, low level W/C, pedestal handwash basin, gas central heating radiator, vinyl flooring.

Lounge

With a window to the front and side elevation, gas central heating radiator, laminated flooring

Kitchen Diner

With double patio doors leading to rear garden and a further window to the rear elevation, integrated dishwasher, integrated washing machine, integrated fridge freezer, electric oven, four ring gas stove, overhead extractor fan, range of eye and base level cupboards, understairs storage cupboard, 1 1/2 stainless steel sink with mixer tap over, spotlights, laminated flooring.

Stairs rising to first floor

Access to the loft

Bedroom One

With a window to the front elevation, gas central heating radiator, carpeted flooring, door leading to;

En-Suite

With a frosted window to the front elevation, low level W/C, pedestal handwash basin, enclosed shower, gas central heating radiator, extractor fan, vinyl flooring.

Bedroom Two

With a window to the rear elevation, gas central heating radiator, carpeted flooring.

Bedroom Three

With a window to the rear elevation, gas central heating radiator, carpeted flooring.

Rear Garden

A private south facing rear garden with paved patio area, laid AstroTurf, stoned area, gate leading to driveway, door leading into single garage that has electricity and lighting

Garage

Single garage that has electricity and lighting.

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All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be withdrawn or altered without notice.

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Floor Plan

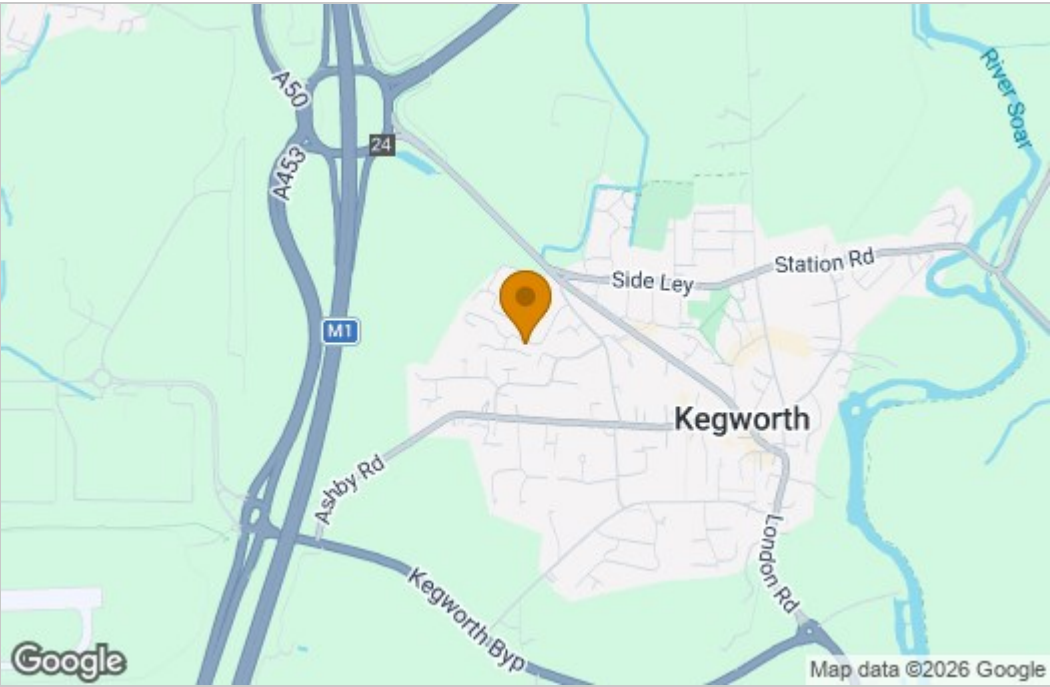


TOTAL FLOOR AREA: 74.56 sq. m. (802.61 sq. ft.) approx.

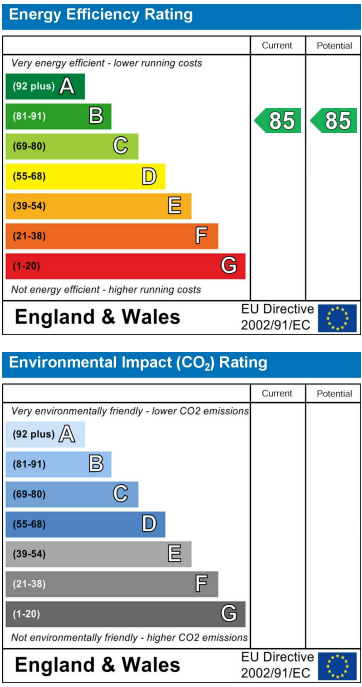
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Area Map



Energy Efficiency Graph



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