



13 Bakewell Drive, Derby, DE74 2NF

Offers In The Region Of £249,950

This fantastic two bedroom detached home on Bakewell Drive presents an exceptional opportunity for anyone looking to create their dream home!

The property boasts two generously sized double bedrooms, each equipped with inbuilt storage and the option for one of the ground floor reception rooms to serve as an additional bedroom, catering to your specific needs.

The property is set in a tranquil location, providing a peaceful retreat while still being conveniently within walking distance to the village centre and local amenities. This balance of serenity and accessibility makes it an ideal choice for families or individuals seeking a harmonious lifestyle. Outside, you will find a detached garage, perfect for secure parking or additional storage, alongside parking space for up to four vehicles. The low maintenance private rear garden offers a wonderful space for relaxation or entertaining, allowing you to enjoy the outdoors without the burden of extensive upkeep.

Front Aspect

The property benefits from a lawn garden to the rear and to the front and side of the house there is a block paved driveway which runs around the side of the house land leads to a single garage with up and over door.

Entrance Hallway

Entrance via a UVPC door, gas central heating radiator, under stairs storage cupboard, stairs rising to first floor

Lounge 17'2" x 14'2" (5.23m x 4.32m)

With a window to the front and side elevation, electric fireplace with mantel and surround, full length radiator, wall mounted display cabinet, carpeted flooring.

Dining Room 11'11" x 9' (3.63m x 2.74m)

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

Kitchen 11'10" x 7'9" (3.61m x 2.36m)

With a window to the rear elevation and a UVPC door leading to the side elevation, integrated freezer, integrated fridge, integrated washing machine, Hotpoint electric oven and grill, overhead extractor fan, storage cupboard, tiled walls, carpeted flooring.

Stairs Rising To First Floor

Access to the loft

Bedroom One 14'2" x 11'5" (4.32m x 3.48m)

With a window to the front elevation, gas central heating radiator, eaves storage, fitted wardrobes with hanging rail and shelving, carpeted flooring.

Bedroom Two 11'11" x 11'5" (3.63m x 3.48m)

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

Family Bathroom 5'11" x 6'4" (1.80m x 1.93m)

With a frosted window to the side elevation, low level W/C, hand wash basin with storage under, enclosed shower cubicle, heated towel rail, extractor fan, tiled walls, tiled flooring.

Rear Garden

A private mature rear garden with paved patio, steps leading up to the laid lawn with stepping stones through, further block paved areas and stoned area at the rear of the property.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there

will be no delay in agreeing the sale.

2. These particulars do not constitute part or all of an offer or contract.

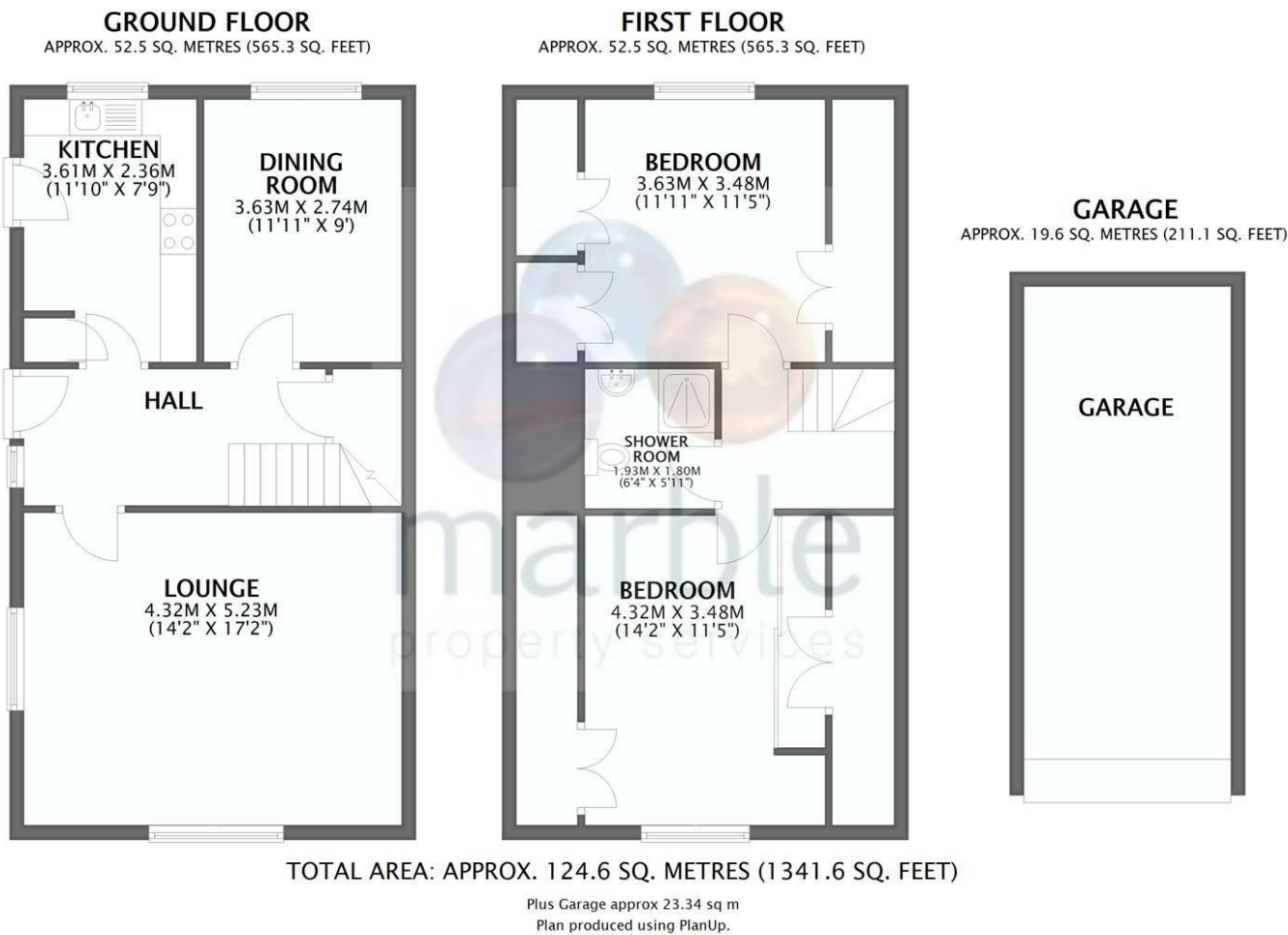
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.

4. Potential buyers are advised to recheck the measurements before committing to any expense.

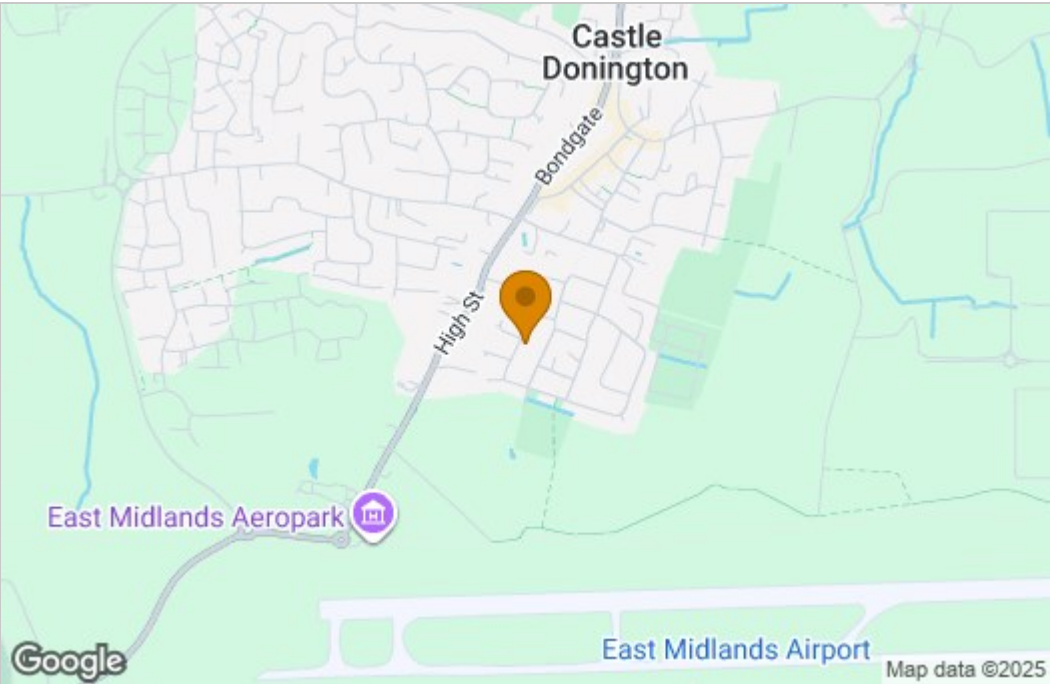
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

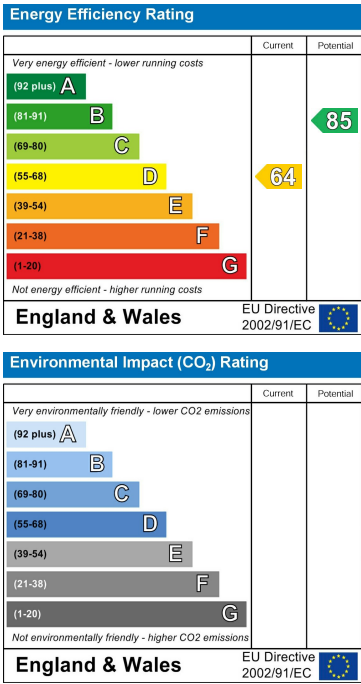
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.