

69 Wilsthorpe Road, Derby, DE21 4QS

£175,000

Situated in the popular suburb of Chaddesden, this traditional two bedroom semi-detached property offers well-proportioned accommodation throughout and a generously sized rear garden.

The property comprises an entrance hall, a kitchen/diner overlooking the garden with a useful pantry cupboard, and a spacious living room featuring a bay window.

To the first floor, the accommodation includes a principal bedroom with bay window, a second bedroom currently utilised as a home office, and a modern family bathroom.

The property benefits from a convenient position close to a range of local amenities, shops and regular bus services, together with excellent road links to the A52, A50 and M1 motorway network. The area is particularly well served by schooling, with St Alban's Catholic Voluntary Academy, Cavendish Close Infant School and Cavendish Close Junior Academy all within walking distance, together with Lees Brook Academy for secondary education. A further range of amenities and leisure facilities can be found within the surrounding area, making this an ideal location for families and commuters alike.

Entrance Hall

Accessed via a uPVC front door, the entrance hall features wood-effect laminate flooring and stairs rising to the first floor. Doors provide access to the kitchen/diner and the main living accommodation.

Lounge



Positioned to the front of the property, the lounge is a bright and characterful room featuring a bay window, grey carpeting and a striking black feature wall. A feature fireplace with alcoves with fitted bookshelves and decorative dado rails. Gas Central heated radiator and uPVC window.

Kitchen / Diner



Located to the rear, the kitchen is fitted with wall and base units and benefits from tiled flooring and tiled splashbacks. There is a chrome sink with drainer and mixer tap, gas hob with oven below and extractor over, along with space for an under-counter fridge freezer and washing machine. A useful pantry cupboard provides additional storage. uPVC window to the rear and side elevations allow for plenty of natural light.

First Floor Landing

The landing features wood-effect wallpaper and brown carpeting, with doors leading to both bedrooms and the bathroom.

Master Bedroom



A spacious principal bedroom positioned to the front of the property with a bay window. The room benefits from loop-pile style carpeting, a black feature wall and ample space for a large bed and wardrobes.

Bedroom 2



A good-sized second bedroom overlooking the rear garden, currently utilised as a home office and finished with grey carpeting.

Bathroom



The bathroom is fitted with a three-piece suite comprising WC, wash hand basin and bath with electric shower over and shower curtain. Finished with wood-effect flooring, part wall panelling and blue Mosaic Patterned tiling. A heated towel rail and frosted window to the rear elevation complete the space.

Garden



To the rear of the property is a spacious enclosed garden featuring a slabbed seating area with steps leading up to a grassed lawn. Gated access is provided to the side.

Disclaimer

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should

independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

Regulatory Information

Anti-Money Laundering (AML)

In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers and obtain satisfactory proof of funds before a transaction can proceed.

Redress Scheme

We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

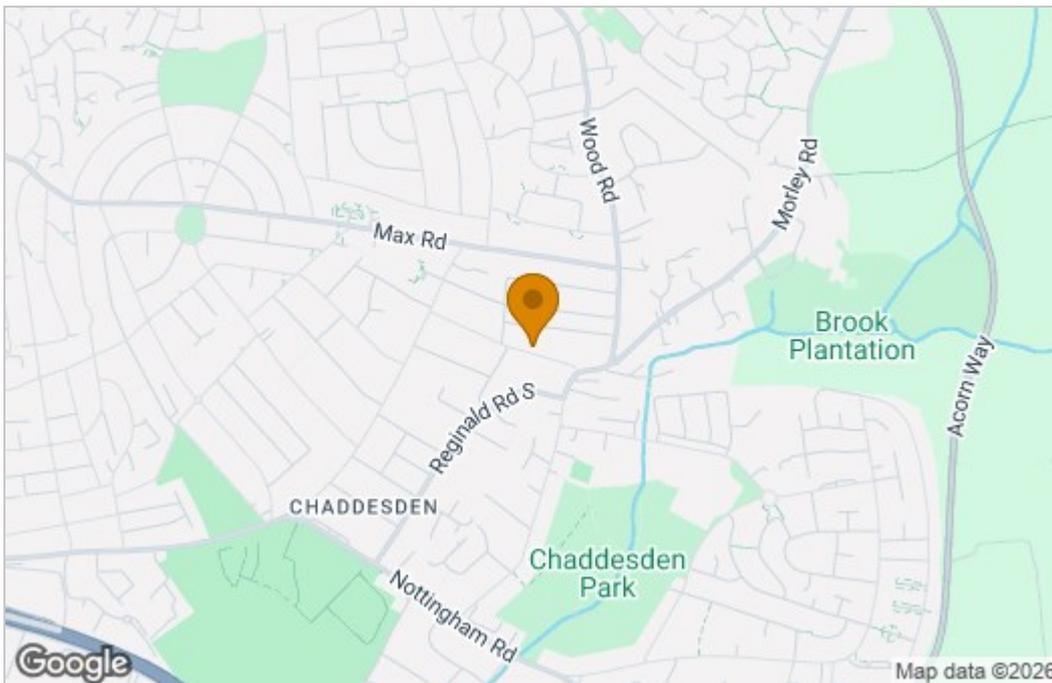
Client Money Protection (CMP)

We are members of an approved Client Money Protection scheme, ensuring that client funds are protected in accordance with current legislation.

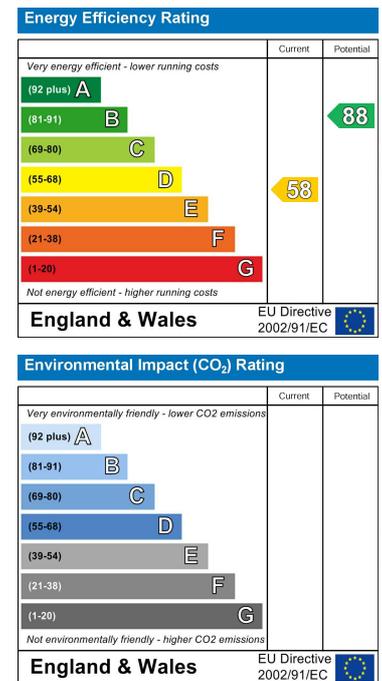
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.