10 Roberts Close, Derby, DE74 2HR

£289,950

Nestled in the charming village of Kegworth, Derby, this delightful detached house on Roberts Close offers a perfect blend of comfort and style. This property provides ample space for both relaxation and entertaining. The well-presented interiors are designed to create a warm and inviting atmosphere, making it an ideal family home.

Outside, the property features a driveway, offering off-road parking for your vehicles, which is a valuable asset in this desirable area. The surrounding neighbourhood is peaceful and friendly, making it a wonderful place to settle down.

This home is not just a property; it is a lifestyle choice, perfect for those seeking a tranquil yet connected living experience. With its excellent location, spacious layout, and modern amenities, this house is a fantastic opportunity for anyone looking to make Kegworth their home. Don't miss the chance to view this exceptional property.

Front Aspect
With a block paved driveway, stoned area and shrubbery

Entrance Porch 4'06 x 3'11 (1.37m x 1.19m)
Entance via composite door, half tiled walls and tiled flooring

Lounge 15'08 x 12'00 (4.78m x 3.66m)
With a window to the front elevation, gas central heating radiator, electric fire with mantel, wooden flooring

Reception Two 11'10 x 7'10 (3.61m x 2.39m)
With a window to the front elevation, UVPC door leading to side elevation, built in storage , gas central heating radiator, wooden flooring.

Kitchen Diner 20'10 x 11'02 (6.35m x 3.40m)
With a window to the rear elevation, french doors to rear, two gas central heating radiators, island with storage, plumbing for washing machine, Hotpoint electric oven, Hotpoint electric stove, overhead extractor fan, range of eye and base cupboards, tiled flooring

Stairs Rising To First Floor
With a window to the side elevation, glass and oak stair case, gas central heating radiator, access to the loft

Bedroom One 12'05 x 10'06 (3.78m x 3.20m)
With a window to the front elevation, gas central heating radiator, carpeted flooring

Bedroom Two 10'06 x 8'08 (3.20m x 2.64m)
With a window to the rear elevation, gas central heating radiator, wooden flooring.

Bedroom Three 9'07 x 6'00 (2.92m x 1.83m)
With a window to the front elevation, gas central heating radiator, carpeted flooring

Family Bathroom 8'07 x 6'10 (2.62m x 2.08m)
With a frosted window to the rear elevation, low level W/C, pedestal hand wash basin, bath, large walk in shower with rainfall unit, built in storage, half tiled walls, tiled flooring.

Rear Garden
A private rear garden with raised flower beds, paved entertainment area, stoned area with stepping stones.

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.
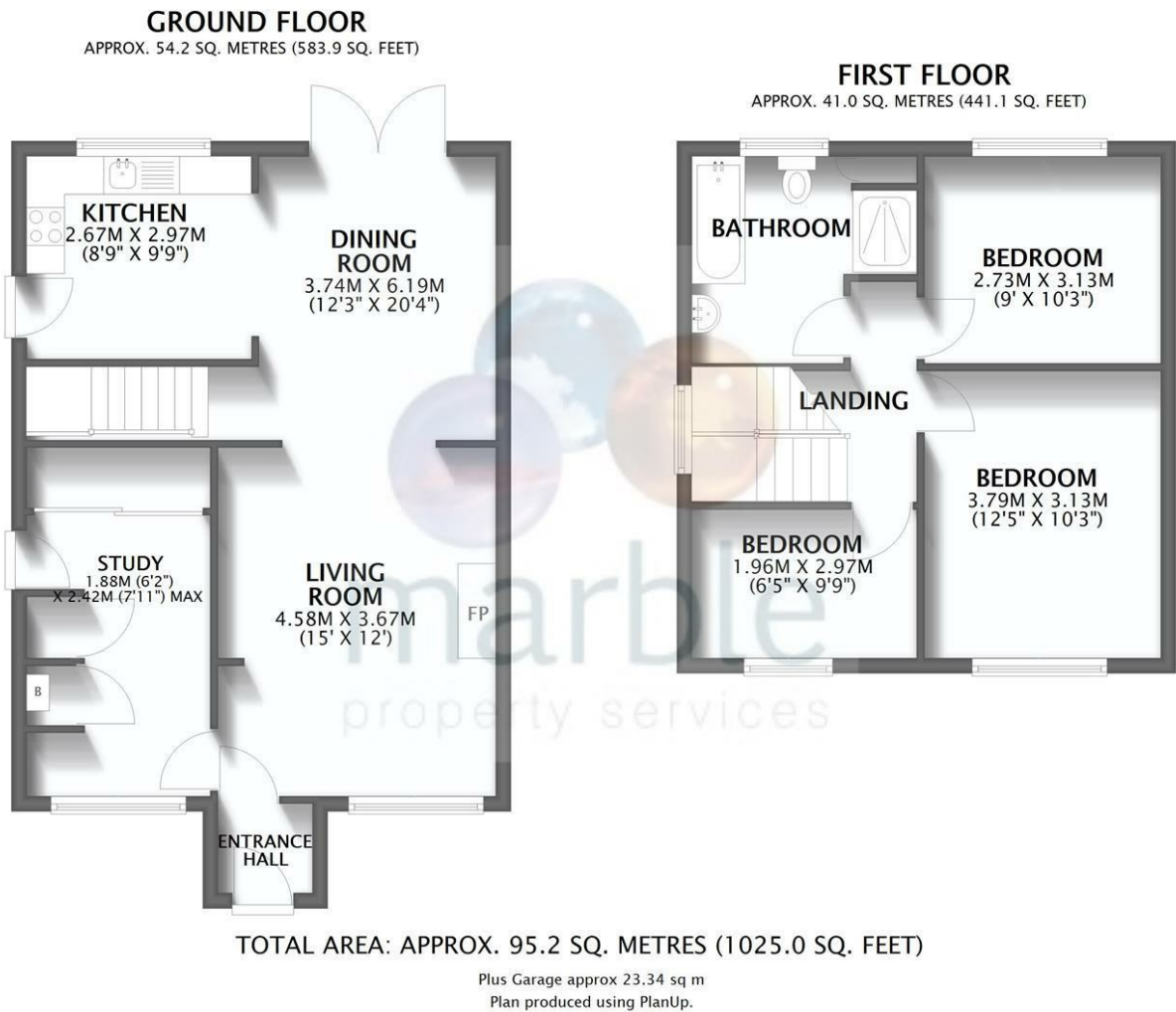3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings 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.
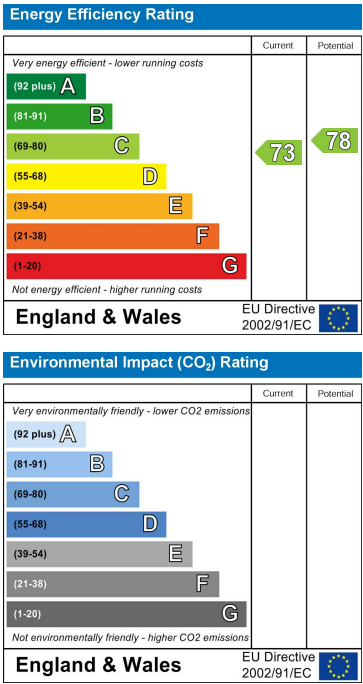
Floor Plan

GROUND FLOOR
APPROX. 54.2 SQ. METRES (583.9 SQ. FEET)

KITCHEN
2.67M X 2.97M
(8'9" X 9'9")

DINING ROOM
3.74M X 6.19M
(12'3" X 20'4")

STUDY
1.88M (6'2")
X 2.42M (7'11") MAX

LIVING ROOM
4.58M X 3.67M
(15' X 12')

FP

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ENTRANCE HALL

FIRST FLOOR
APPROX. 41.0 SQ. METRES (441.1 SQ. FEET)

BATHROOM

BEDROOM
2.73M X 3.13M
(9' X 10'3")

LANDING

BEDROOM
3.79M X 3.13M
(12'5" X 10'3")

BEDROOM
1.96M X 2.97M
(6'5" X 9'9")

TOTAL AREA: APPROX. 95.2 SQ. METRES (1025.0 SQ. FEET)
Plus Garage approx 23.34 sq m
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	73	78

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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