



15 Bentley Road, Derby, DE74 2UL

Offers Over £380,000

A superb detached four-bedroom home offering generous and versatile living space, perfect for modern family life.

The property briefly comprises a welcoming entrance hallway, a spacious lounge, and a convenient guest cloakroom. To the rear, a stylish kitchen diner provides the ideal space for both everyday living and entertaining, flowing seamlessly into a bright conservatory overlooking the garden.

Upstairs, there are four well-proportioned bedrooms, with both the master and second bedroom benefiting from their own en-suite facilities. A contemporary family bathroom serves the remaining bedrooms.

Externally, the home boasts a private, enclosed rear garden with attractive decking areas, ideal for outdoor dining and relaxation. Further benefits include a garage and off-road parking.

Updated EPC to follow

Hallway

Enter the property into the hallway which offers tiled flooring, central heating radiator and access to the guest cloakroom, lounge, storage cupboard and kitchen/diner. Stairs rising to first floor.

Guest cloakroom

Having tiled flooring, W/C, basin and central heating radiator.

Lounge

Having laminate wood effect flooring, central heating radiator and bay window to front aspect.

Kitchen/Diner

Having tiled flooring, ample space for dining table, contemporary fitted kitchen with inbuilt double oven, gas hob, fridge/freezer and dishwasher. Access to conservatory.

Conservatory

Having linoleum flooring and French doors out to rear enclosed garden.

Bedroom 4

Having carpeted flooring, central heating radiator and window to rear aspect.

Bedroom 3

Double bedroom having carpeted flooring, window to rear aspect and central heating radiator.

Bedroom 2

A double bedroom offering carpeted flooring, inbuilt storage cupboards, central heating radiator, window to front aspect and en-suite.

En-suite

Having tiled flooring, heated towel rail, W/C, basin and single shower.

Family Bathroom

Having heated towel rail, bath with shower over, W/C and basin.

Landing

Offering stairs both to ground floor and 2nd floor.

Master Bedroom

A large double bedroom having carpeted flooring, central heating radiators, windows to both front and rear aspect and en-suite.

En-suite

Having tiled flooring, W/C, basin, single shower and window to rear aspect.

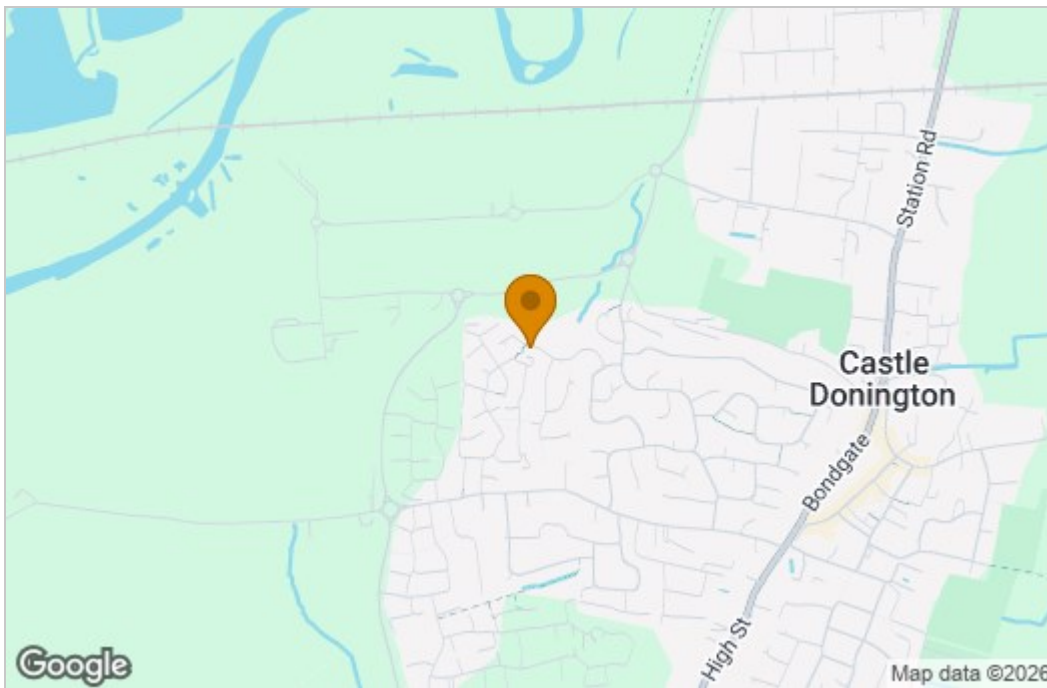
Outside

To the rear of the property is an enclosed garden which offers access to driveway and garage, the garden is mainly laid to lawn with two decked areas.

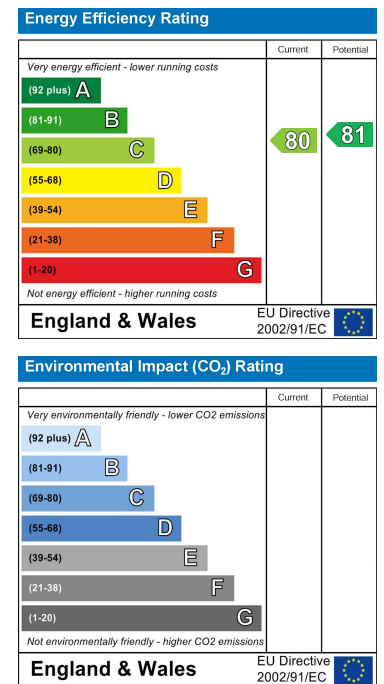
Floor Plan



Area Map



Energy Efficiency Graph



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