



# HOPKINS & DAINTY

ESTATE AGENTS



**Excelsior Avenue, Derby, DE24 0AG**

**£165,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this traditional two bedroom semi detached home. In this popular Derby suburb, set in a residential cul-de-sac. The property is offered for sale with NO UPWARD CHAIN and stands on an attractive garden plot with off road parking.

The accommodation comprises: side entrance hall, 21' EXTENDED kitchen/dining room and a front Lounge. On the first floor, there are two double bedrooms, both with fitted bedroom furniture and a shower room with a three piece suite. The property has gas central heating, double glazing, driveway parking and a pleasant rear lawn and patio garden with a good size wooden workshop.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Entrance Hall



Accessed via a double glazed entrance door with a matching window. Having a radiator, stairs rising to the first floor and doors leading off.

### Extended Kitchen/Diner



Providing an ideal space for families and entertaining.

### Dining Area 13'7" x 11'10" > 8" (4.15 x 3.63 > 2.65)

The dining area has a feature fireplace with a TV plinth, two radiators, coving to the ceiling, a double glazed side window and a walk in under stairs storage cupboard.

### Kitchen Area 12'10" x 8'7" (3.93 x 2.62)



The kitchen area has a range of fitted base and wall units. With worktops and an inset sink and drainer with a mixer tap and decorative tiled splashbacks. There is a built in oven, hob and hood along with space for a dishwasher and washing machine. Tiled flooring, coving to the ceiling, a double glazed side access door and double glazed side and rear windows.

### Lounge 13'7" x 10'8" (4.16 x 3.26)



With a feature fireplace and a coal effect gas fire. Two radiators, coving to the ceiling and a double glazed front window.

### First Floor Landing



With a radiator, access to the loft space and doors leading off.

### Bedroom 1 13'6" x 10'9" (4.12 x 3.28)



Measurements include the wardrobes etc.  
Front double bedroom with a range of fitted wardrobes, drawer units, a dressing table and bedside cabinets. Radiator, coving to the ceiling and a double glazed front window.

### Bedroom 2 13'8" x 8'0" (4.17 x 2.46)



Measurements include the wardrobes etc.  
Rear double bedroom with fitted wardrobes and cupboards over. A radiator, coving to the ceiling and two double glazed rear windows.

### Shower Room 6'10" x 5'8" (2.09 x 1.73)



Three piece suite comprising shower, wash hand basin and WC. Tiled splashbacks, a radiator, ceiling spotlights, double glazed side window and an over stairs storage cupboard housing the wall mounted gas boiler.

### Front/Driveway

To the front of the property there is driveway parking, side entry to the rear garden and access door.

## Rear Garden



Delightful enclosed rear lawn and patio garden. With borders and a path leading to a good size wooden storage shed.

## Workshop/Shed 17'8" x 7'8" (5.40 x 2.35)



With electric light and power connected.

## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be

deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

## Ground Floor

Approx. 45.1 sq. metres (484.9 sq. feet)



## First Floor

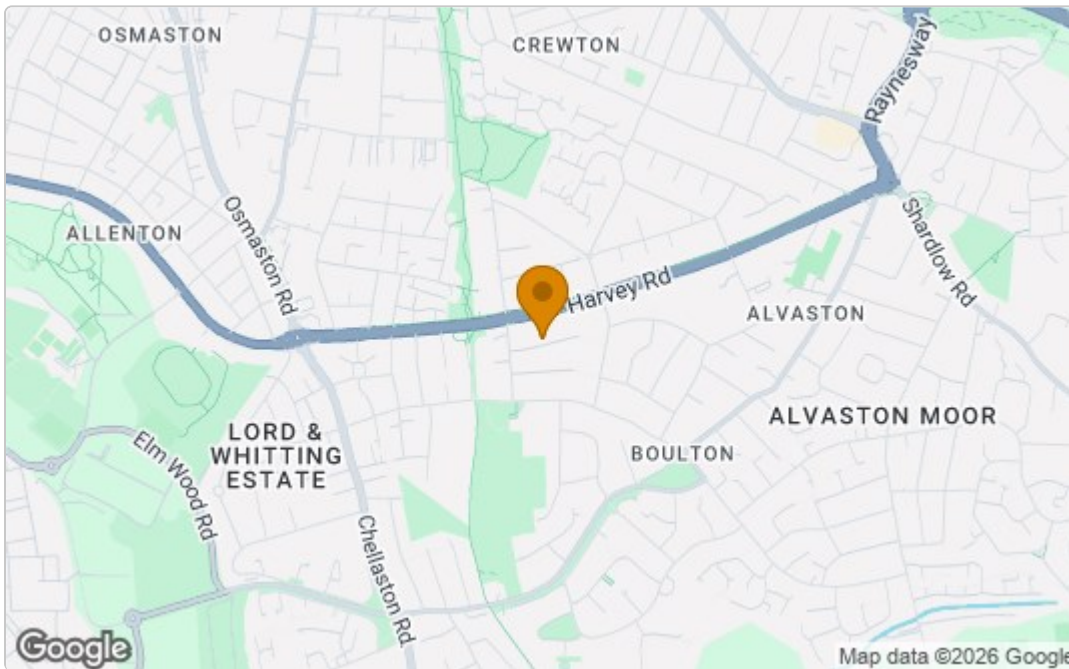
Approx. 33.4 sq. metres (359.7 sq. feet)



Total area: approx. 78.5 sq. metres (844.7 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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