



HOPKINS & DAINTY

ESTATE AGENTS



Balmoral Way, Derby, DE65 5RG

£220,000

HOPKINS AND DAINTY ARE PLEASED TO BRING TO THE MARKET this modern, three bedroom semi detached house. Offering a perfect home for a first time buyer or family.

Comprising: Entrance Hall, with a Guest WC, front Lounge and a full width rear Kitchen/Diner with integrated appliances and French doors leading out onto the rear garden. On the first floor, the landing provides access to three Bedrooms and the main family Bathroom. The Master Bedroom also has an En-Suite Shower Room. The property has central heating and double glazing. Outside, there is driveway parking and an enclosed rear garden. 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.

Frontage and Driveway



To the front of the property there is a low maintenance border garden with access to the contemporary black entrance door and an outside light. With side driveway parking for two cars and gated entry to the rear garden.

Bedroom 1 12'0" x 10'11" (3.68 x 3.33)



Front double bedroom with a radiator, over stairs storage cupboard, double glazed rear window and door to:

En Suite Shower Room



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a heated towel rail, extractor vent and a double glazed front window.

Family Bathroom



Contemporary three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a radiator, extractor vent.

Bedroom 3 7'1" x 6'11" (2.17 x 2.11)



Single third bedroom with a radiator and double glazed front window.

Bedroom 2 10'2"x 7'4" (3.11x 2.24)



Second double bedroom with a radiator and double glazed front window.

Rear Garden



Bright and sunny low maintenance rear garden with a patio area for relaxing.

Entrance Hall

Contemporary black door leads to the lounge and the downstairs WC, stairs to second floor.

Kitchen/ Diner 14'6" x 6'6" (4.42 x 2.00)

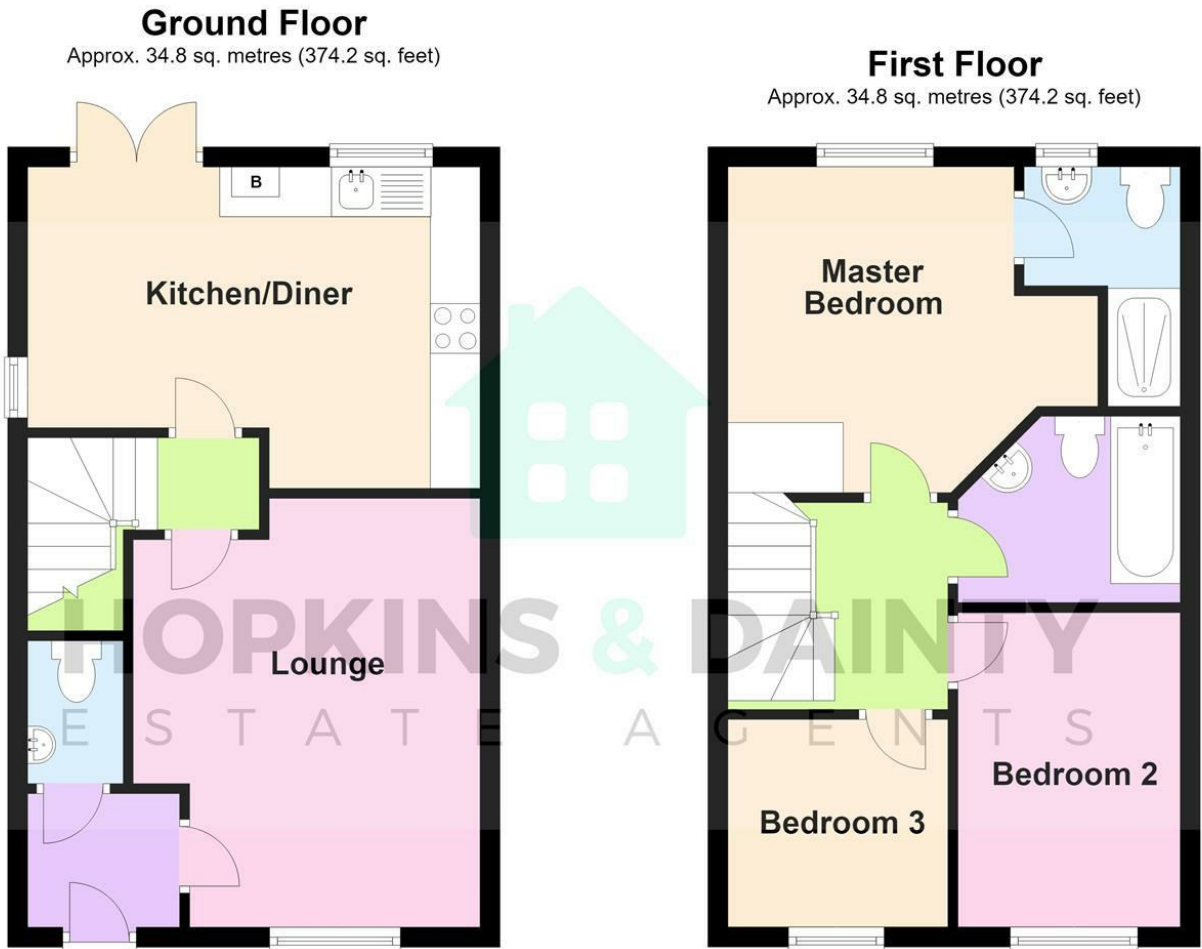


Contemporary base and wall cupboards with an attractive worktop over. Double glazed French doors opening onto the rear garden, built in dishwasher, washer/ dryer and fridge freezer, gas hob, electric oven and extractor over. Stainless Steel sink.

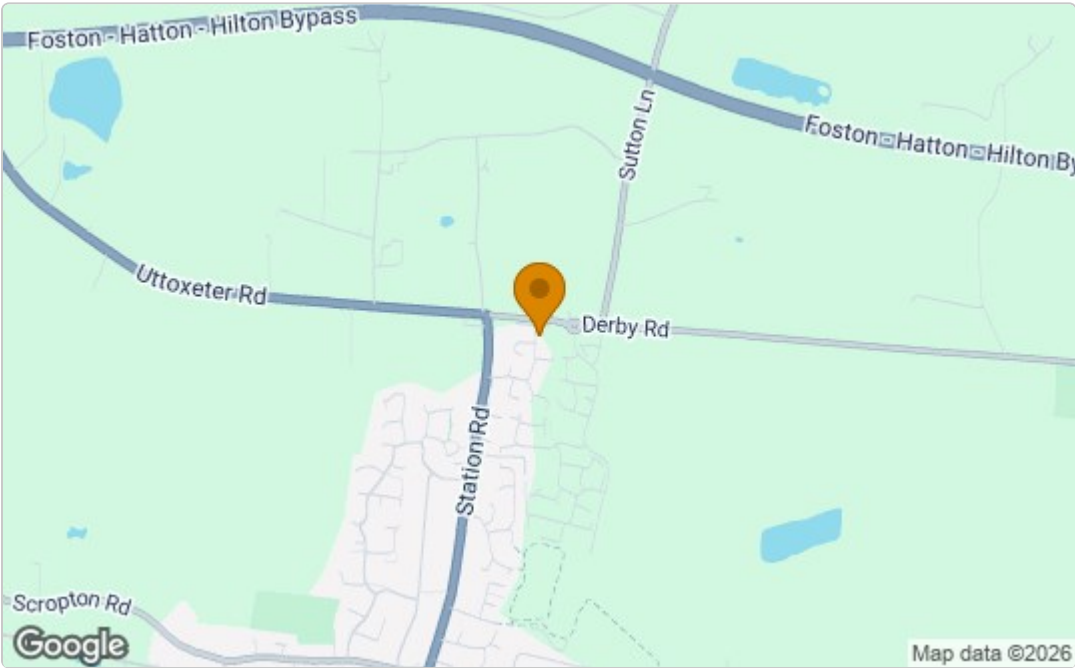
Lounge 16'6" x 9'10" (5.05 x 3.00)



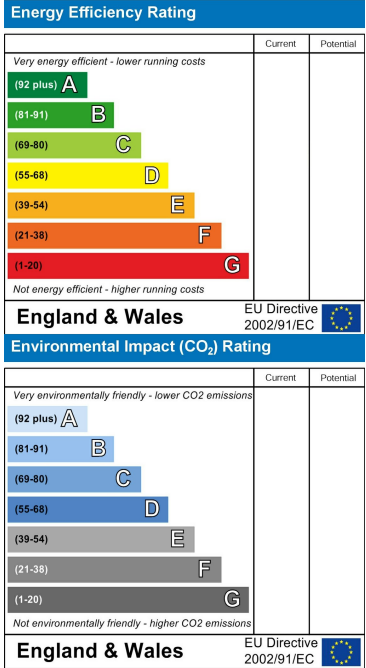
With an under stairs storage cupboard, radiator, double glazed front window and door to:



Area Map



Energy Efficiency Graph



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