



HOPKINS & DAINTY

ESTATE AGENTS



Wisgreaves Road, Derby, DE24 8RQ

£1,150 Per month

HOPKINS & DAINTY are delighted to bring to the market this spacious three bedroom semi detached house located in the popular location close to Derby City centre. Available immediately. Benefiting from gas central heating and double glazing the accommodation has to offer: Entrance hall, lounge, modern kitchen and utility area. To the first floor there are three bedrooms and a bathroom. Outside there is a sunny rear garden and to the front, off road parking with EV charger. 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.

Lounge/ Dining Room



The Lounge/ Diner is a very large sunny room with patio doors overlooking the garden to the rear, there is plenty of room for a family area and a large dining area also all windows and doors are double glazed and there is a central heating radiator at both ends.

Kitchen



The kitchen is well equipped with plenty of base and wall cupboards, the kitchen is contemporary and has a stainless steel inset sink, a window and door overlooking the rear garden.

Entrance Hall

Entrance Hall with large storage cupboards, doors leading to the kitchen and Lounge/ Diner. Double glazed entrance door and stairs leading to the first floor.

Bedroom 1



A large airy room with two double glazed windows to the front aspect, double built in wardrobe and radiator.

Bedroom 2



A large airy room with two double glazed windows overlooking the rear garden, central heating radiator.

Bedroom 3



A cosy third bedroom with double glazed window and central heating radiator.

Rear Garden



The garden is sunny and has plenty of space for entertaining and enjoying the outdoor space, there is a garage and patio, Strawberry plants and gooseberry bushes. A beautiful Hydrangea and Rhododendron create beautiful flower throughout the spring and summer.

Outside

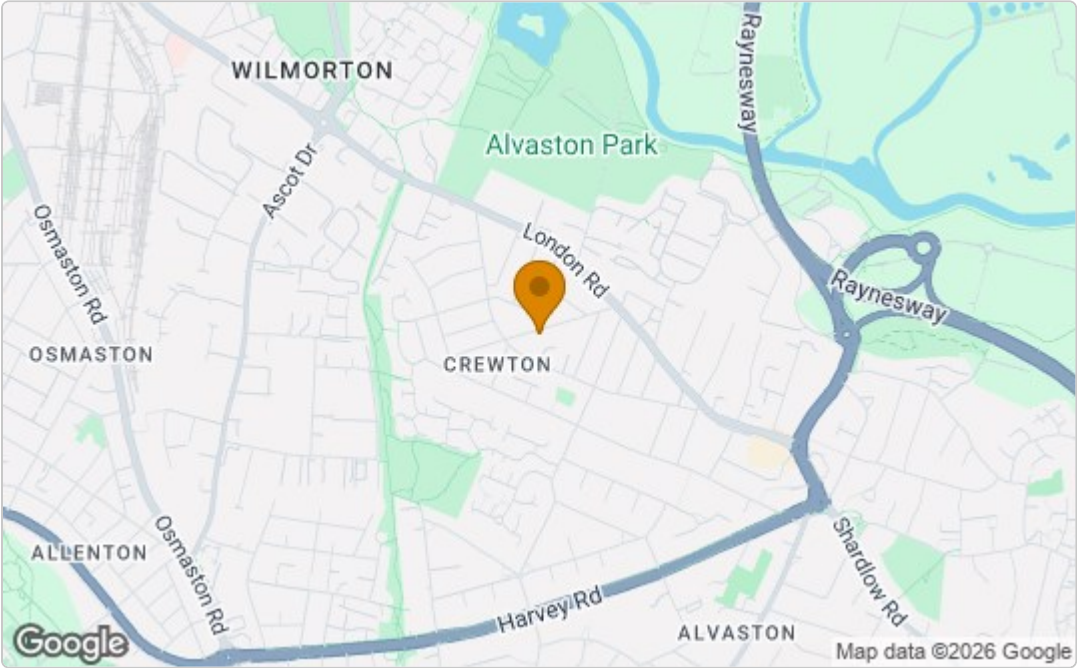
There is off road parking to the front of the property with an EV charger.

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.

Area Map



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

Energy Efficiency Graph

