HOPKINS & DAINTY
ESTATE AGENTS









Amberley Close, Derby, DE73 6AG

£259,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this modern three bedroom family home.
Located on the southern edge of Derby, on the popular Regents Park development. With open green spaces/play areas and local amenities within walking distance. Convenient for access to the A50, A6 (Raynesway) and nearby M1 + A38.
Built c.2019 by Persimmon Homes, the well spacious accommodation comprises: entrance hall, front lounge, inner hall with access to a guest WC and a full width kitchen/diner at the rear of the property; with an integrated oven & hob and French doors opening onto the garden. On the first floor, the landing provides access to three double bedrooms; the master having an En-suite shower room and there is also a main family bathroom with a three piece suite.
The property has gas central heating and double glazing, front driveway parking for two cars, an integral garage and a low maintenance rear patio 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.

Entrance Hall

Accessed via a double glazed entrance door. With laminate flooring, a radiator and door to:

Lounge 16'0" x 10'2">7'5" (4.88 x 3.12>2.28)



With a double glazed front window, laminate flooring, radiator and opening to:

Inner Hall

Stairs rising to the first floor, laminate flooring, a radiator and doors leading off.

Kitchen/Diner 18'9" x 7'7" (5.73 x 2.33)



Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, gas hob and hood; along with plumbing for a dishwasher and washing machine and space for a fridge/freezer. Cupboard housing the wall mounted gas boiler. Laminate flooring, a radiator, double glazed French doors and a window opening to the rear garden.

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, part sloping ceiling and an extractor vent.

First Floor Landing



With an over stairs storage cupboard and doors leading off.

Master Bedroom 13'10" x 9'7">6'10" (4.24 x 2.93>2.09)



Good size master bedroom with a range of fitted wardrobes and drawers. Two double glazed front

windows, a radiator and door to:

En-Suite Shower Room 6'9" x 4'8" (2.08 x 1.43)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, an extractor vent, radiator and double glazed front window.

Bedroom 2 11'2" x 8'8" (3.42 x 2.66)



Second double bedroom with a radiator, double glazed rear window and access to the loft space.

Bedroom 3 9'9" x 7'10" (2.99 x 2.40)



Third double bedroom with a radiator and double glazed rear window.

Bathroom 8'8" x 5'7" (2.65 x 1.72)



Three piece suite comprising bath with a shower attachment, wash hand basin and WC. Tiled splash backs, radiator, extractor vent and a double glazed side window.

Front/Driveway



To the front of the property there is a double width

driveway providing parking for two cars. Access to the garage and entrance door which has a storm canopy and outside lighting. Side path and gate leading to the rear garden.

Garage 15'10" x 7'10" max. (4.85 x 2.40 max.)

With an up and over door, electric light and power connected.

Rear Garden



Delightful enclosed low maintenance patio garden. With an outside tap, power points and lighting. Fencing to the boundary and a useful garden shed.

Service Charge

We understand that this property is subject to an annual service charge in the region of £170.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

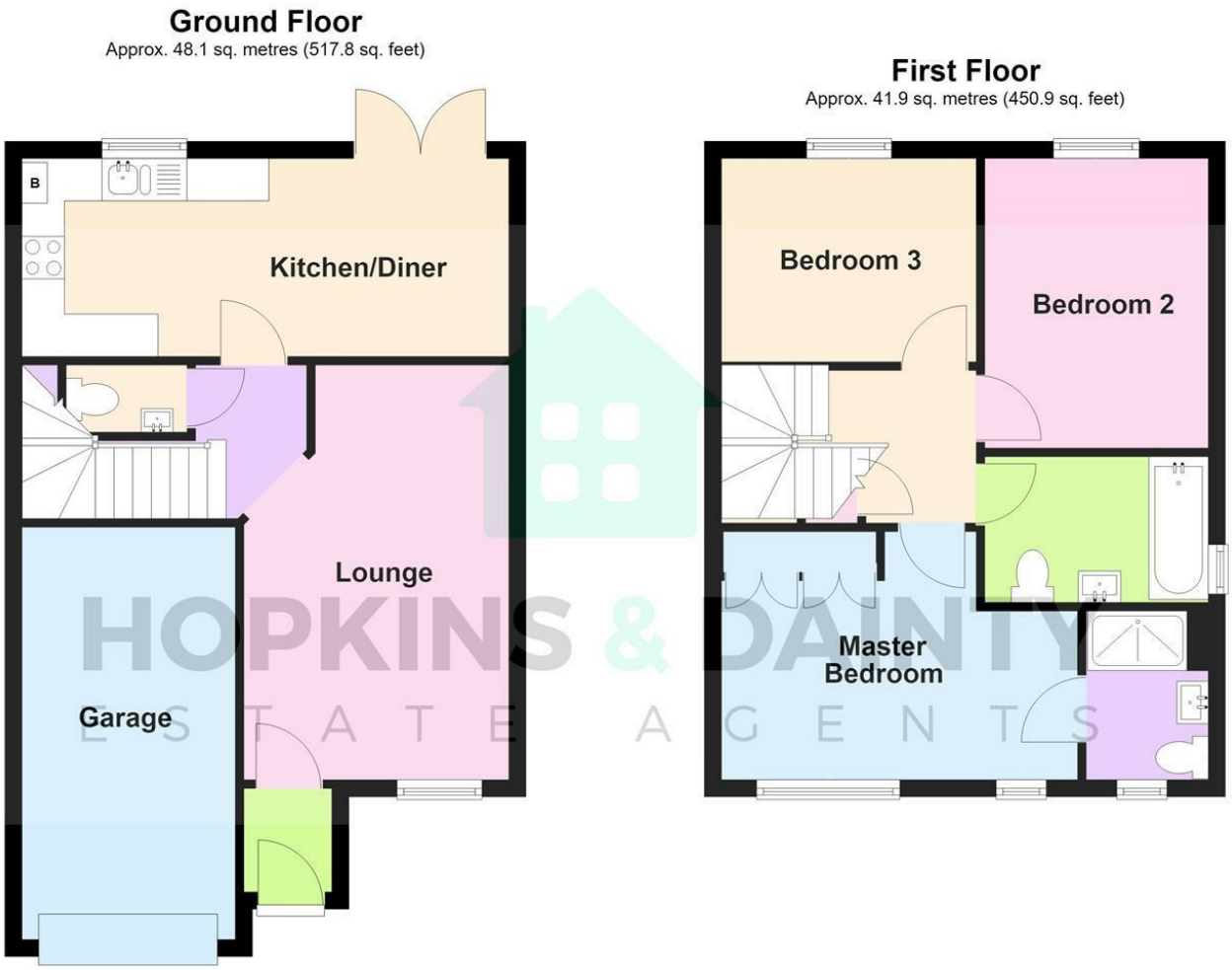
Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

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.

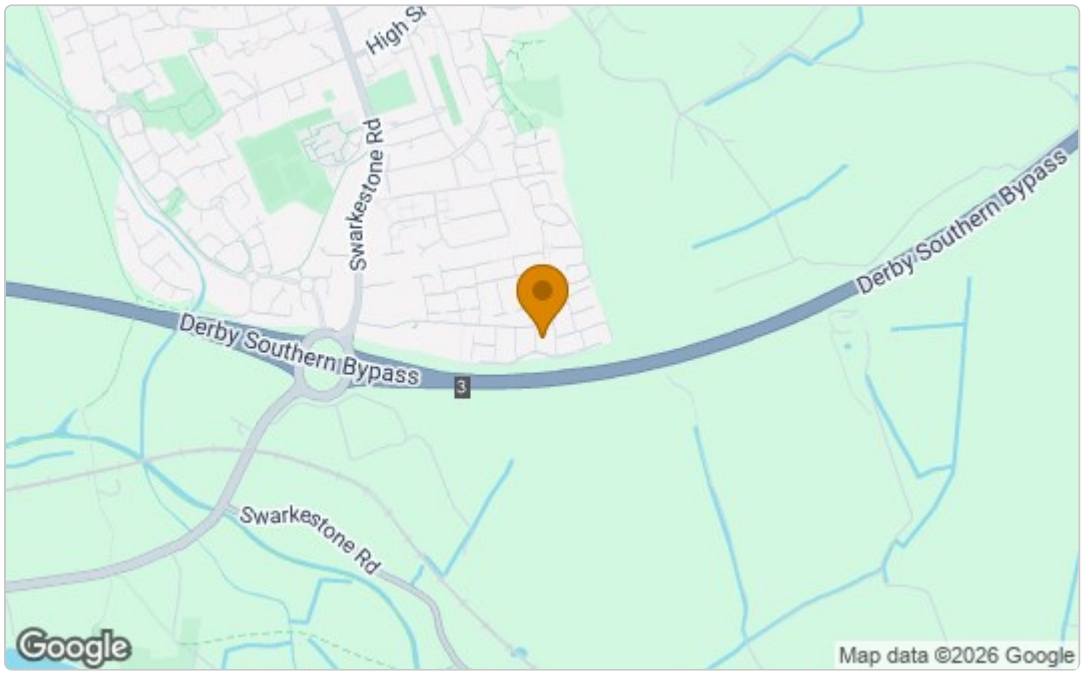
Floor Plan



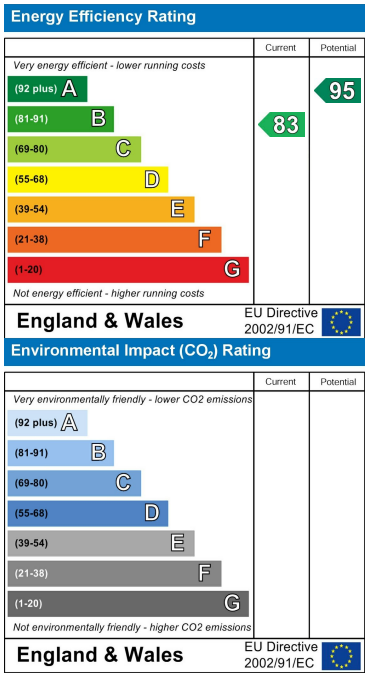
Total area: approx. 90.0 sq. metres (968.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.

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