



# HOPKINS & DAINTY

ESTATE AGENTS



## Starflower Way, Derby, DE3 0FB

£2,000

\*\*\*AVAILABLE FROM 23rd MAY\*\*\*

HOPKINS & DAINTY of TICKNALL bring to the rental market this beautifully presented and modern, four bedroom detached family home. Set on the up and coming Hackwood Park estate, towards the edge of Mickleover. This stunning home is ideal for a growing family. Built in 2023 by Redrow Homes to their Shaftesbury specification and style.

Comprising: entrance hallway, with a guest WC. 25' contemporary kitchen/dining room with a range of appliances and French doors opening onto the side garden. There is also a spacious dual aspect lounge and a utility room.

On the first floor, the landing provides access to all four bedrooms and the main family bathroom. The master bedroom is particularly spacious with fitted wardrobes and an en-suite shower room. The property has double glazing, gas central heating and air conditioning units in the lounge and master bedroom.

To the side of the house there is an enclosed lawn and patio garden, along with driveway parking and a garage with an electric car charge point.

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

### Entrance Hallway



Accessed via a double glazed entrance door. With a radiator, stairs rising to the first floor with a storage cupboard under and doors leading off.

### Kitchen/Diner 25'4" x 11'5" (7.74 x 3.50)



Fitted with a stunning 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 double electric oven, induction hob and hood; along with an integrated dishwasher, fridge and freezer. Two radiators, ceiling spotlights, double glazed front and side windows, French doors opening onto the garden and a door to the utility room.

### Lounge 21'0" x 11'7" (6.41 x 3.55)



Dual aspect sitting room with two radiators, an air conditioning unit, double glazed front and side windows.

### Utility Room 6'5" x 5'8" (1.96 x 1.75)



Fitted worktop with an inset sink and drainer. Space for a washing machine and tumble dryer; boiler cupboard housing the wall mounted gas boiler, a radiator, ceiling spotlights, an extractor vent and double glazed door to the rear elevation.

## Guest WC



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

## First Floor Landing



With a decorative balustrade, radiator, built in cupboard with the hot water cylinder; access to the loft space and a double glazed front window.

## Master Bedroom 19'6" > 11'9" x 10'4" (5.96 > 3.60 x 3.15)



Measurements do not include the wardrobes.

Generous master bedroom with a range of fitted wardrobes along one wall. A radiator, air conditioning unit, double glazed side window and door to:

## En-Suite Shower Room 8'5" x 4'5" (2.57 x 1.37)



Three piece suite comprising double shower, wash hand basin WC. Tiled splashbacks, a heated towel rail, ceiling spotlights and a double glazed rear window.

## Bedroom 2 11'5" > 10'9" x 10'2" (3.49 > 3.29 x 3.10)



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

**Bedroom 3 11'10" x 8'3" (3.62 x 2.53)**



Third double bedroom with a radiator and double glazed front and side windows.

**Bedroom 4/Study 10'9" > 9'8" x 8'0" (3.29 > 2.95 x 2.46)**



Fourth bedroom or home study. With a radiator and double glazed side window.

**Bathroom 7'3" x 6'6" (2.21 x 2.00)**



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Tiled splashbacks, a

heated towel rail, ceiling spotlights, an extractor vent and double glazed side window.

**Frontage**

To the front of the property there is an attractive border garden with a path to the entrance door. Gated entry to the rear garden.

**Garden**



Enclosed lawn and patio garden with an outside tap, wall and fence boundary.

**Driveway**



Located at the end of the garden, there is driveway parking and access to the garage.

**Garage 18'0" x 9'6" max. (5.50 x 2.90 max.)**

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

**Service Charge**

We understand that this property is subject to an annual estate maintenance charge in the region of £155.00.

### **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.

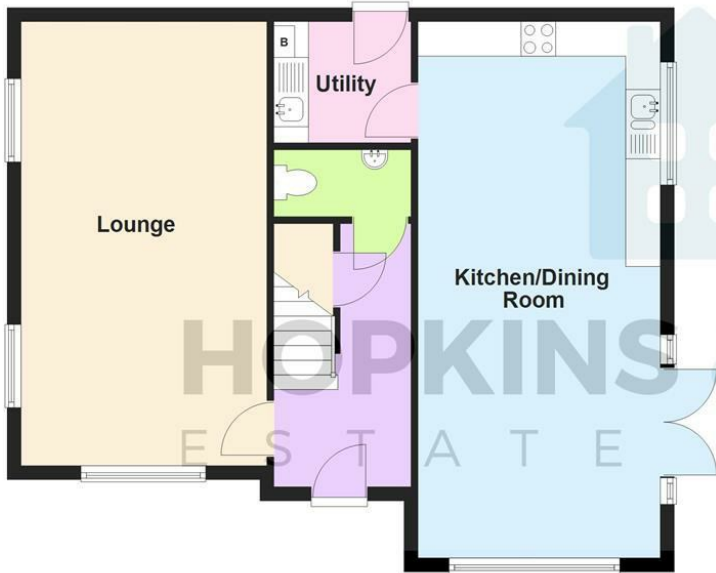
### **Important Information**

These lettings 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 lease, such as carpets, curtains, light fittings and sheds. These lettings 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. tenants should satisfy themselves on such matters prior to signing a tenancy agreement.. 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. Not To Scale.

# Floor Plan

## Ground Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



## First Floor

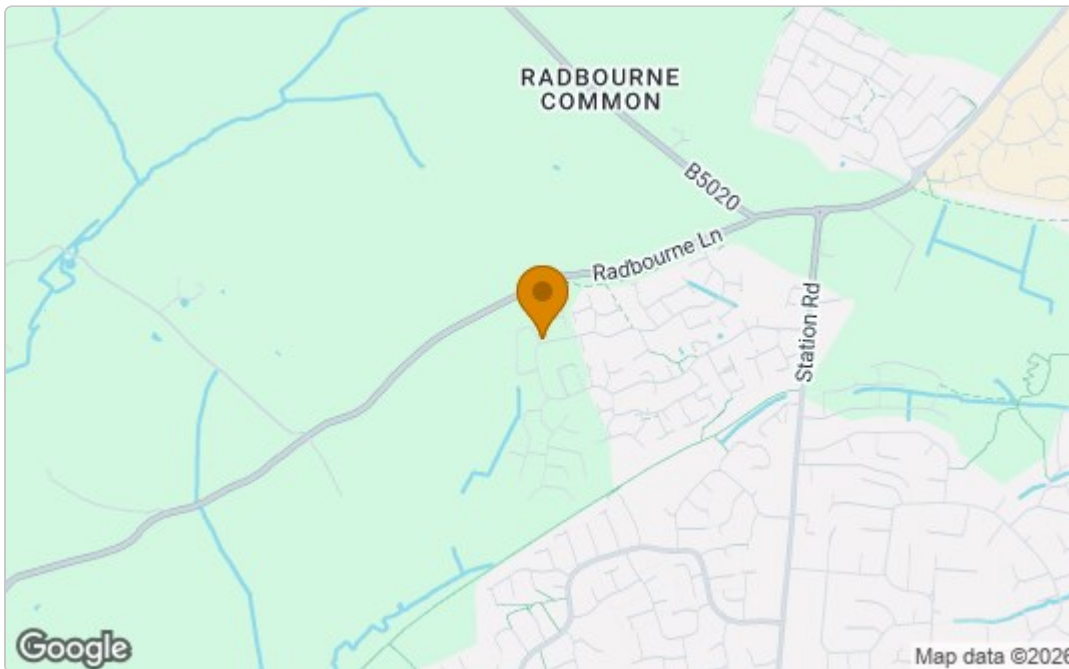
Approx. 63.8 sq. metres (687.0 sq. feet)



Total area: approx. 128.4 sq. metres (1381.7 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>  |           | <b>93</b> |
| (81-91) <b>B</b>  | <b>85</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                     |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |
| 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 |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |

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