



HOPKINS & DAINTY

ESTATE AGENTS



Vicarage Drive, Derby, DE21 6LR

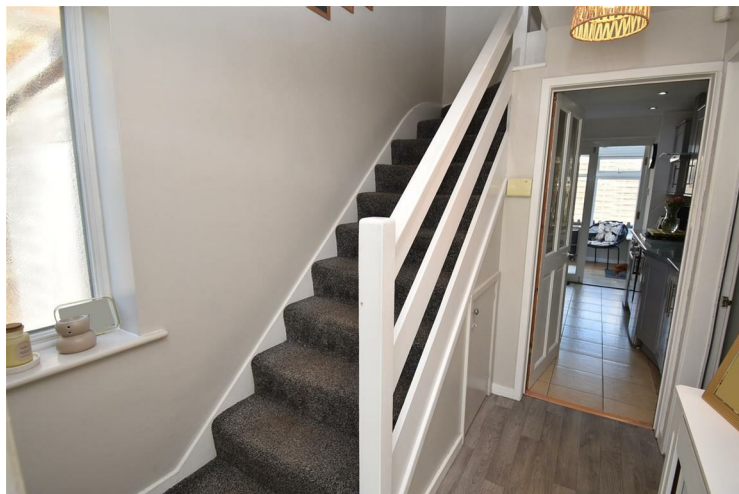
£250,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented, three bedroom semi detached home. Set in a residential cul-de-sac just off Chaddesden Lane, within walking distance of Chaddesden Park.

The accommodation comprises: entrance hallway, spacious lounge/dining room with French doors opening onto the rear garden; a fitted kitchen with French doors opening to the double glazed rear CONSERVATORY, overlooking the garden. On the first floor, there are two double bedrooms, a single third bedroom and the well appointed bathroom with a three piece suite, including an over bath shower. The property has gas central heating and double glazing; front driveway parking, a side storage area with a shed and a low maintenance rear garden.

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 leaded light double glazed entrance door with a double glaze side panel. Cloaks cupboard which also houses the wall mounted gas boiler, stairs rising to the first floor with a storage cupboard under, radiator and doors leading off.

Open Lounge/Diner 23'10" x 10'7">8'10" (7.27 x 3.25>2.70)



Good size family lounge and dining room. With a double glazed front bay window, radiator, coving to the ceiling and double glazed French doors with side panels opening onto the rear garden.

Kitchen 10'10" x 7'8">4'4" (3.32 x 2.34>1.34)



Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer, with a mixer tap and tiled splashbacks. There is a built in electric oven, gas hob and hood, along with plumbing for a washing machine and space for a further appliance. Tiled flooring, ceiling spotlights, a double glazed side window and storage cupboard which has plumbing for a dishwasher. Double glazed French doors opening to:

Conservatory 10'11" x 7'2" (3.35 x 2.20)



Double glazed conservatory with laminate flooring, windows and French doors opening onto the garden.

First Floor Landing



Double glazed side window, access to the loft space and doors leading off.

Bedroom 1 13'0" x 9'4" (3.98 x 2.87)



Front double bedroom with a radiator and double glazed window.

Bedroom 2 10'7" x 8'10" (3.25 x 2.70)



Rear double bedroom with a radiator and double glazed window.

Bedroom 3 9'4">6'7" x 6'11" (2.86>2.02 x 2.11)



Measurements include the cupboard. Single third bedroom with an over stairs storage cupboard, radiator and double glazed front window

Bathroom 7'8" x 7'7" (2.36 x 2.32)



Stylish three piece suite comprising P-shaped bath with a shower over and screen; wash hand basin and WC. Radiator, ceiling spotlights, extractor vent and a double glazed rear window.

Front Garden/Driveway

To the front of the property there is driveway parking and a lawn garden. Side storage area with a garden shed and access to the rear garden.

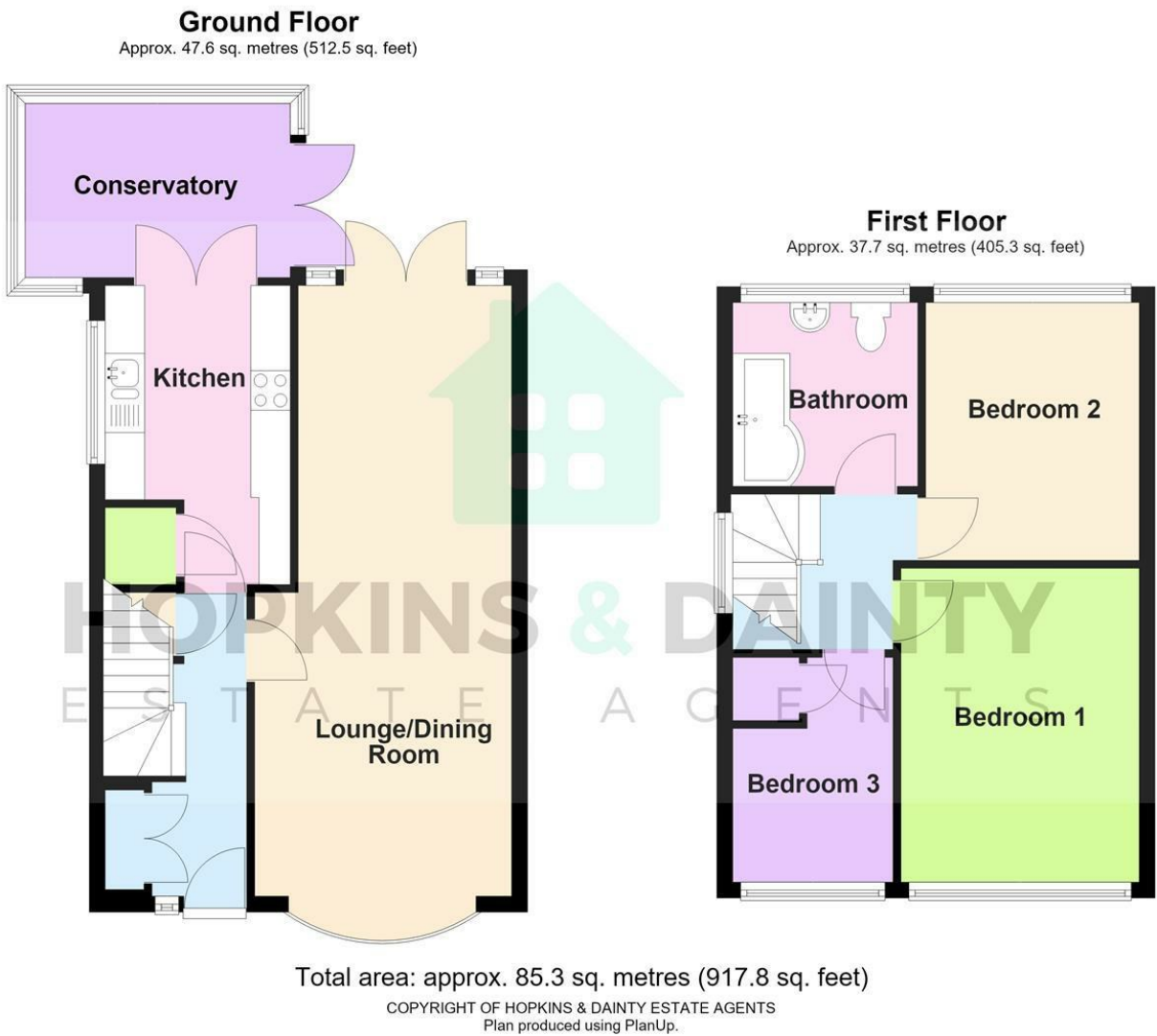
Rear Garden



Low maintenance rear garden, with an artificial grass lawn, outside lighting and a fence/wall boundary.

Important Information

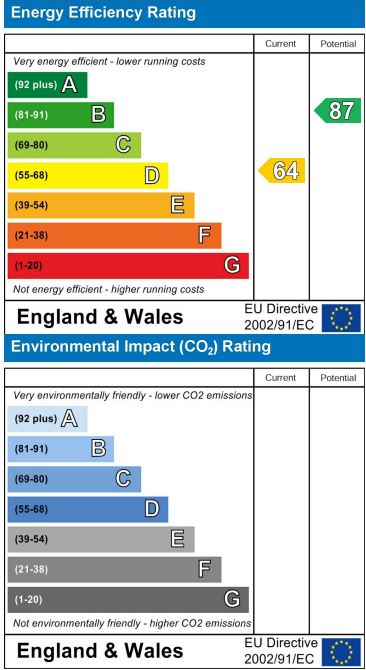
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any 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



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.