



# HOPKINS & DAINTY

ESTATE AGENTS



**Haydn Road, Derby, DE21 4HR**

**£240,000**

**\*NO UPWARD CHAIN\***

HOPKINS & DAINTY of TICKNALL bring to the market this traditional three bedroom semi-detached home. Standing on a lovely garden plot with potential to extend (subject to planning permission etc).

Set in this established residential suburb, the property will make a great family home with new carpets, double glazing and gas central heating off a combination boiler.

The accommodation comprises: entrance hallway, kitchen with a guest WC, rear dining room and front lounge. On the first floor there are two double bedrooms with fitted wardrobes, a single third bedroom and the spacious shower room with a three piece suite. Externally, there is side driveway parking and a pleasant enclosed rear lawn and 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.

## Hallway



Accessed via a leaded light double glazed entrance door, with a radiator and stairs rising to the first floor. Doors leading off.

## Kitchen 13'5" > 10'5" x 6'2" (4.10 > 3.19 x 1.90)



With a fitted range of gloss fronted units and work surfaces with an inset sink and drainer. Integrated dishwasher and washing machine, along with space for a cooker. Radiator, double glazed side window and door opening onto the rear garden. Door to:

## Guest WC



Two piece suite comprising WC and wash hand basin. With tiled splashbacks, a part sloping ceiling, extractor vent and a double glazed side window.

## Dining Room 13'7" x 10'2" (4.16 x 3.11)



With a radiator and double glazed sliding patio doors opening onto the rear garden. Glazed sliding doors to:

## Lounge 10'11" x 10'2" (+bay) (3.34 x 3.11 (+bay))



Bay fronted lounge with a radiator, double glazed front

window and door to the hallway.

### First Floor Landing



With a decorative balustrade, double glazed side window and doors leading off.

### Bedroom 1 13'7" x 10'2" (4.16 x 3.12)



Measurements include the wardrobes. Rear double bedroom with a range of fitted wardrobes, dressing table and cupboards. A radiator and double glazed window overlooking the garden.

### Bedroom 2 10'11" x 9'1" (3.34 x 2.79)



Measurements include the wardrobes. Front double bedroom with a radiator, fitted wardrobes and cupboards and a double glazed window.

### Bedroom 3 7'4" x 6'9" (2.26 x 2.08)



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

### Shower Room 10'0" x 5'6" overall (3.06 x 1.70 overall)



Stylish three piece suite comprising shower, vanity wash

hand basin and WC. Heated towel rail, tiled splashbacks, extractor vent and the boiler cupboard housing the wall mounted gas boiler. Double glazed side and rear windows and access to the loft space..

### Front/Driveway



To the front of the property there is a pebbled hard standing and access to the entrance door. Side driveway providing off road parking and gated access to the rear garden.

### Rear Garden



Another feature of this home is the generous rear lawn garden. With a patio seating area, apple tree, pond and a fence/wall boundary.

### Important Information

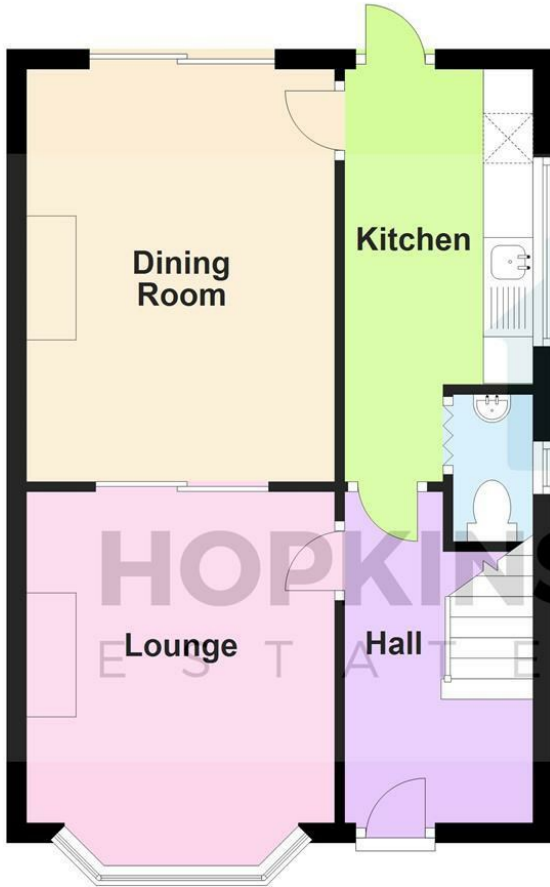
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any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

# Floor Plan

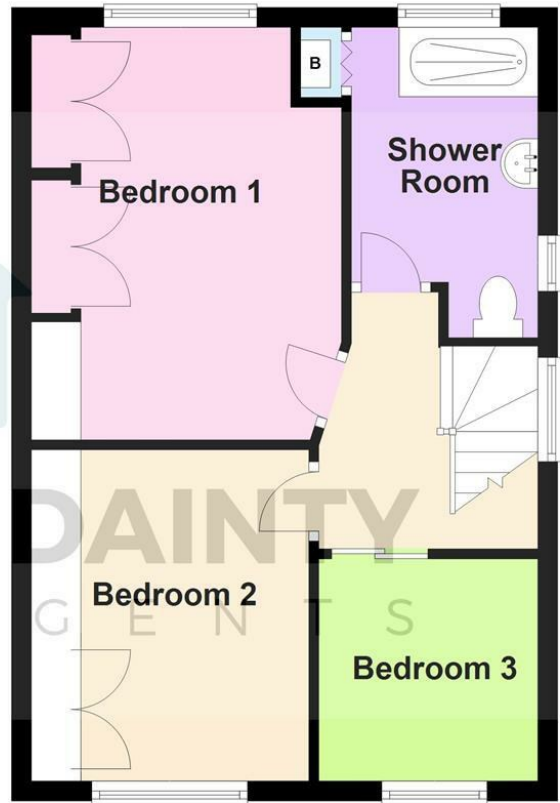
## Ground Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



## First Floor

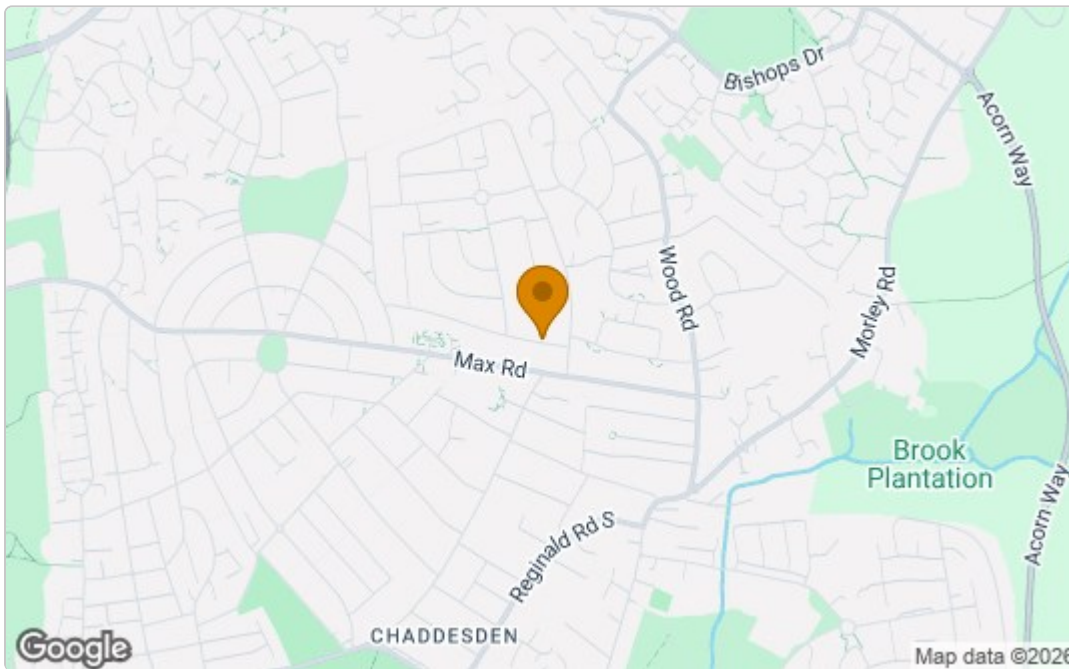
Approx. 38.8 sq. metres (418.0 sq. feet)



Total area: approx. 78.0 sq. metres (839.7 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>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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		
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.