



# HOPKINS & DAINTY

ESTATE AGENTS



## Woodsford Drive, Derby, DE24 5AX

**£299,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market, this modern (built in 2017) and beautifully presented three bedroom detached family residence. With an UPWARD CHAIN IN ALREADY IN PLACE and a delightful South facing rear garden. Set on the popular Buttercup Leys residential development on the edge of Derby. Near to Elvaston Castle and with good road links to the A50 and A52 via the A6/Raynesway.

Comprising: Entrance Hallway, Guest WC, 18' Lounge with French doors opening onto the rear garden and a spacious Kitchen Diner with a built in oven, hob and dishwasher. The first floor landing provides access to all three Bedrooms and the main family Bathroom (with an over bath shower).

The spacious master bedroom is served with a stylish En-suite shower room. The property has gas central heating and double glazing. There is a side driveway providing parking for more than one car and access to the brick GARAGE. To the rear is a delightful south facing lawn and patio garden along with a stylish garden room/office, built in 2023.

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 Amtico flooring, a radiator, stairs rising to the first floor with a cupboard under and doors leading off.

### Lounge 18'4" x 10'3" (5.60 x 3.14)



Dual aspect sitting room with a double glazed front window and rear French doors opening onto the garden, and a radiator.

### Kitchen/Diner 18'4" x 9'5" (5.61 x 2.89)



Fitted with a 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 an integrated dishwasher. Space for a fridge/freezer and plumbing for a washing machine. Amtico flooring, radiator, ceiling spotlights and a boiler cupboard housing the wall mounted gas boiler. Double glazed front and rear windows and a double glazed side door opening onto the driveway.

### Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, Amtico flooring and a double glazed rear window.

## First Floor Landing



First floor landing with a double glazed rear window, radiator, access to the loft space and an over stairs storage cupboard.

## Master Bedroom 18'5" x 10'5" > 6'4" (5.62 x 3.19 > 1.94)



Generous master bedroom with a radiator, double glazed front and rear windows and a door to:

## En-Suite Shower Room 7'2" x 3'9" (2.20 x 1.16)



Three piece suite comprising double shower enclosure, a

wash hand basin and WC. With a radiator, ceiling spotlights, extractor vent and a double glazed side window.

## Bedroom 2 10'6" x 9'2" > 8'4" (3.22 x 2.80 > 2.55)



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

## Bedroom 3 9'2" x 7'6" (2.80 x 2.30)



Measurements include the wardrobes.

Good size third bedroom with fitted wardrobes, drawers and display shelving. A radiator and double glazed rear window.



**Bathroom 7'1" x 6'2" (2.17 x 1.88)**



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a radiator, ceiling spotlights, an extractor vent and a double glazed front window.

#### Frontage

To the front of the property there is a lawn border with a hedge and path to the entrance door, having a storm canopy and lighting.

#### Driveway

Side driveway parking for two cars leading to the garage and gated access to the rear garden.

#### Garage 19'8" x 9'10" max. (6.00 x 3.00 max.)

With an up and over door, roof storage space, electric light and power connected

#### Rear Garden



Delightful south facing rear garden. Comprising patio seating area, lawn and raised planted beds with a fitted bench. Outside tap, lighting and power; side storage area and access to the office.

**Office 9'2" x 5'10" (2.80 x 1.80)**



Built in 2023 with electric light and power connected, an electric radiator, double glazed French doors with side panels and Amtico flooring.

#### Service Charge

We understand that this property is subject to an annual service charge in the region of £132. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

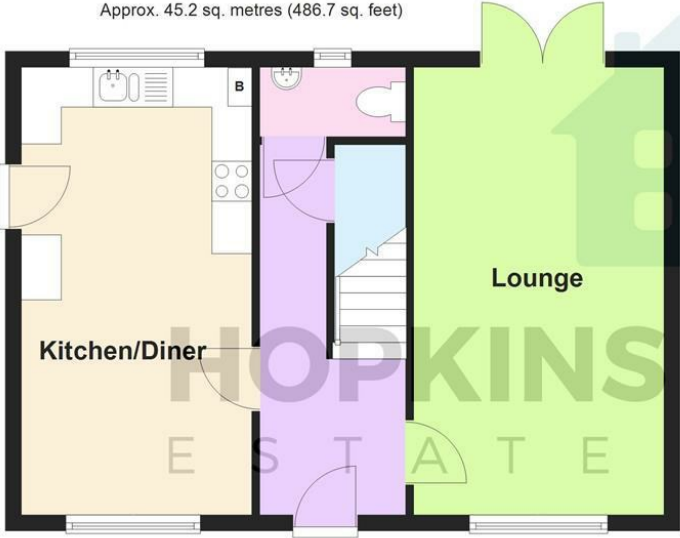
#### Important Information

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.

Ground Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



First Floor

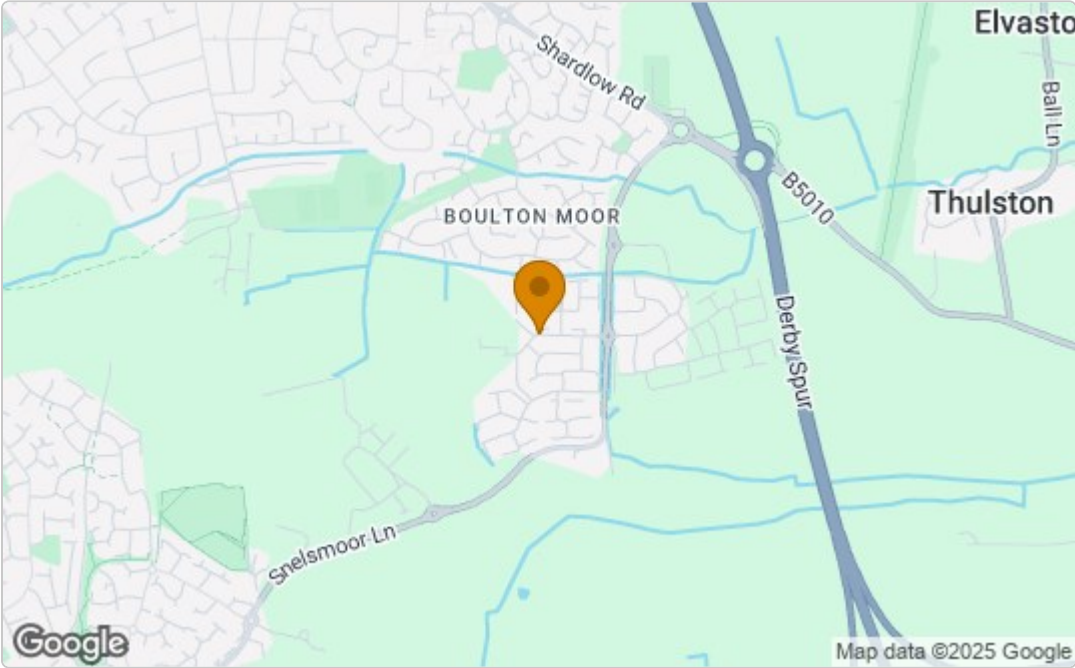
Approx. 45.2 sq. metres (486.7 sq. feet)



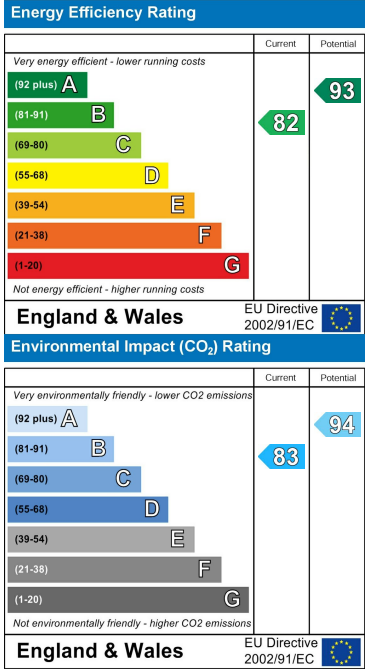
Total area: approx. 90.4 sq. metres (973.4 sq. feet)

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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.