



HOPKINS & DAINTY

ESTATE AGENTS



Orkney Close, Derby, DE24 3LW

£240,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to be offering this beautiful three bedroom semi detached home. Set in this pleasant residential cul-de-sac, overlooking green space to the front and standing on a corner plot, with a delightful rear garden.

The accommodation is very well presented and comprises: entrance hall, open plan lounge and dining room with patio doors opening onto the garden and an impressive fitted kitchen with an integrated oven and hob. On the first floor there are two double bedrooms (both with fitted wardrobes), a single third bedroom or home office and a stylish shower room with a three piece suite. The property has gas central heating and double glazing. Front and side garden, driveway, enclosed side storage area, a brick garage and a delightful 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. We are open 7 days a week.

Entrance Hall



Accessed via a leaded light double glazed entrance door. With a radiator, dado rail, stairs rising to the first floor and a double glazed side window. Door to:

Lounge/Diner



Spacious open plan lounge and dining room.

Lounge Area 13'0" x 12'2" > 11'5" (3.98 x 3.72 > 3.50)



The lounge area has a double glazed front window, radiator, dado rail and coving to the ceiling. Under stairs

storage cupboard and opens to:

Dining Area 10'9" x 7'6" (3.30 x 2.31)



With double glazed sliding patio doors opening onto the rear garden. A radiator, dado rail and coving to the ceiling. Door to:

Kitchen 10'9" x 7'8" (3.29 x 2.35)



Fitted range of base and wall units with work surfaces and an inset sink and drainer. Built in electric oven, gas hob and hood, along with space for a fridge/freezer and plumbing for a washing machine. Tiled flooring, plinth heater, wall cupboard housing the gas boiler, double glazed rear window and side access door.

First Floor Landing



With a double glazed side window, built in airing cupboard housing the hot water cylinder; dado rail and access to the loft space (which is part boarded and houses the water tanks). Doors leading off.

Bedroom 1 12'7" x 9'3" (3.85 x 2.84)



Measurements include the wardrobes.
Front double bedroom with a feature box bay window; radiator and fitted floor to ceiling wardrobes.

Bedroom 2 9'3" x 9'1" (2.84 x 2.78)



Measurements do not include the wardrobes.
Rear double bedroom with fitted floor to ceiling wardrobes, a radiator and double glazed window.

Bedroom 3 9'6" x 6'0" (2.92 x 1.84)



Measurements include the cupboard.
Single third bedroom or home office. With an over stairs storage cupboard, radiator and double glazed front window.

Shower Room 6'4" x 6'0" (1.95 x 1.85)



Stylish shower room with a three piece suite comprising shower, wash hand basin and WC. With tiled walls, a heated towel rail, extractor vent and a double glazed rear window.

Front Garden/Driveway

To the front of the property there is an attractive lawn and access to the entrance door which has a storm canopy and outside lighting. Paved hardstanding and gated access to the side storage area.

Side Garden



To the side of the property there is a lawn border garden with a planted shrub bed.

Side Storage Area



Useful side storage area with access to the garage and garden. This could be converted back to a driveway by removing the front gate and fence panel.

Garage 17'4" x 8'4" max. (5.30 x 2.55 max.)

With an up and over door, electric light and power connected and roof storage space. Fitted work bench and a double glazed rear window.

Rear Garden



Delightful enclosed lawn and patio garden with a stepping stone path leading to a further seating area with a feature pond. Mature planted borders, fencing to the boundary, outside tap and lighting.

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. 35.0 sq. metres (376.5 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



Total area: approx. 70.9 sq. metres (763.4 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) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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.