



Plot 001 Riber Drive, Derby, DE73 6WS

PART EXCHANGE AVAILABLE - NO UPWARD CHAIN

New to the market this Marleybone style Persimmon Homes property on the much favoured Regent Place development is due to be build complete in January 2023, please contact us today to arrange a site visit and for any additional information. The property internally comprises of entrance hallway, dining room/snug, lounge, downstairs WC/cloaks, utility room, breakfast kitchen, five bedrooms with bedroom one having an en-suite shower room and a family bathroom. Externally the property comprises of driveway leading to a detached garage and a rear enclosed garden. Call today to find out about this family home.

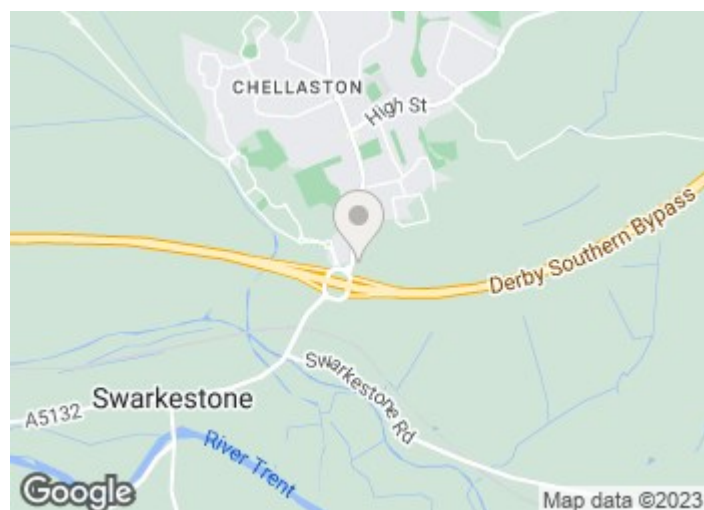
Price Guide £409,995

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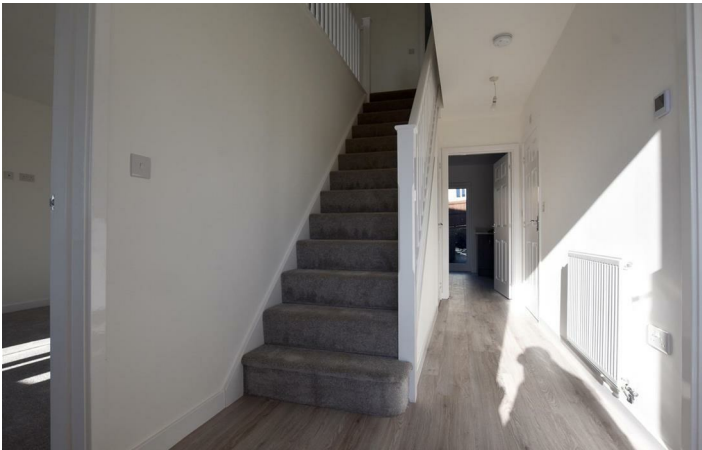
Chellaston, Derby, DE73 6WS



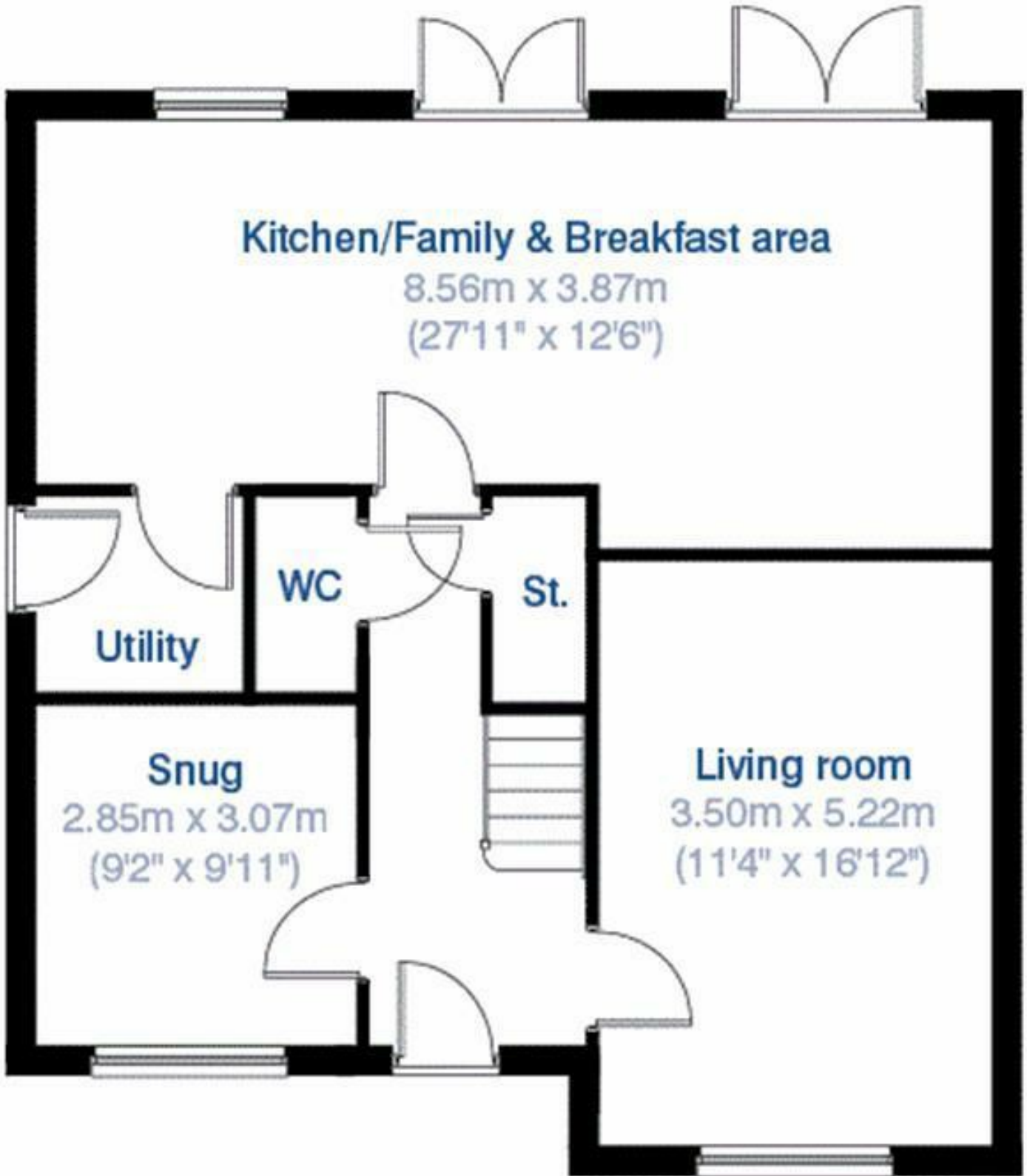
- FIVE BEDROOM DETACHED
- DRIVEWAY LEADING TO A GARAGE
- SHOWHOUSE PHOTOS
- PX EXCHANGE CONSIDERED
- FAMILY HOME
- VIEWING ADVISED
- POPULAR LOCATION
- BUILD COMPLETION JANUARY 2023
- CALL TODAY



Directions



Floor Plan



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	86	93	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
England & Wales	EU Directive 2002/91/EC		England & Wales