





Modern semi detached property in a popular location close to the Royal Derby hospital. In brief the property offers a hall and guest cloakroom.

Lounge, kitchen diner and a conservatory. Three bedrooms, ensuite shower room and a bathroom. Rear garden and front parking.



HALL

Stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

LOUNGE

Upvc double glazed window and a radiator.

KITCHEN DINER

Fitted units, work surfaces, sink and drainer, fitted oven and hob, plumbing for a washing machine, radiator, under stairs cupboard window onto the garden and doors to the conservatory.

CONSERVATORY

Upvc double glazed windows and doors onto the garden.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Radiator and upvc double glazed window.

EN SUITE

Shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

Radiator and upvc double glazed window.

BEDROOM 3

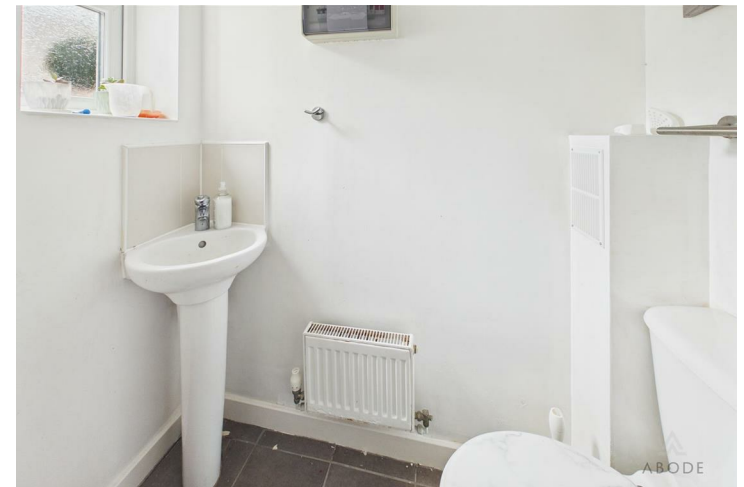
Radiator and upvc double glazed window.

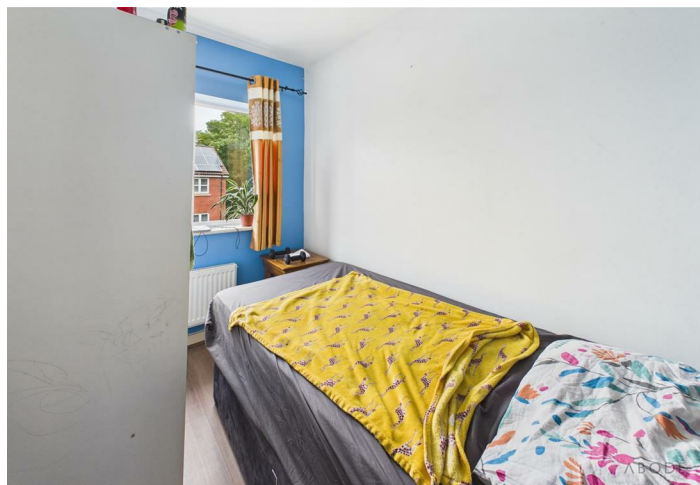
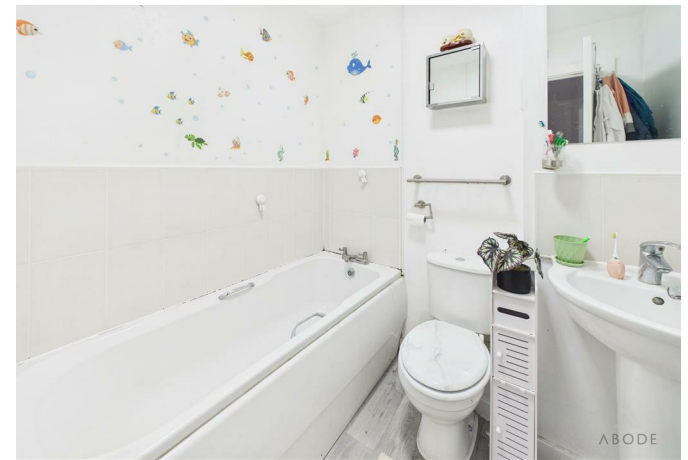
BATHROOM

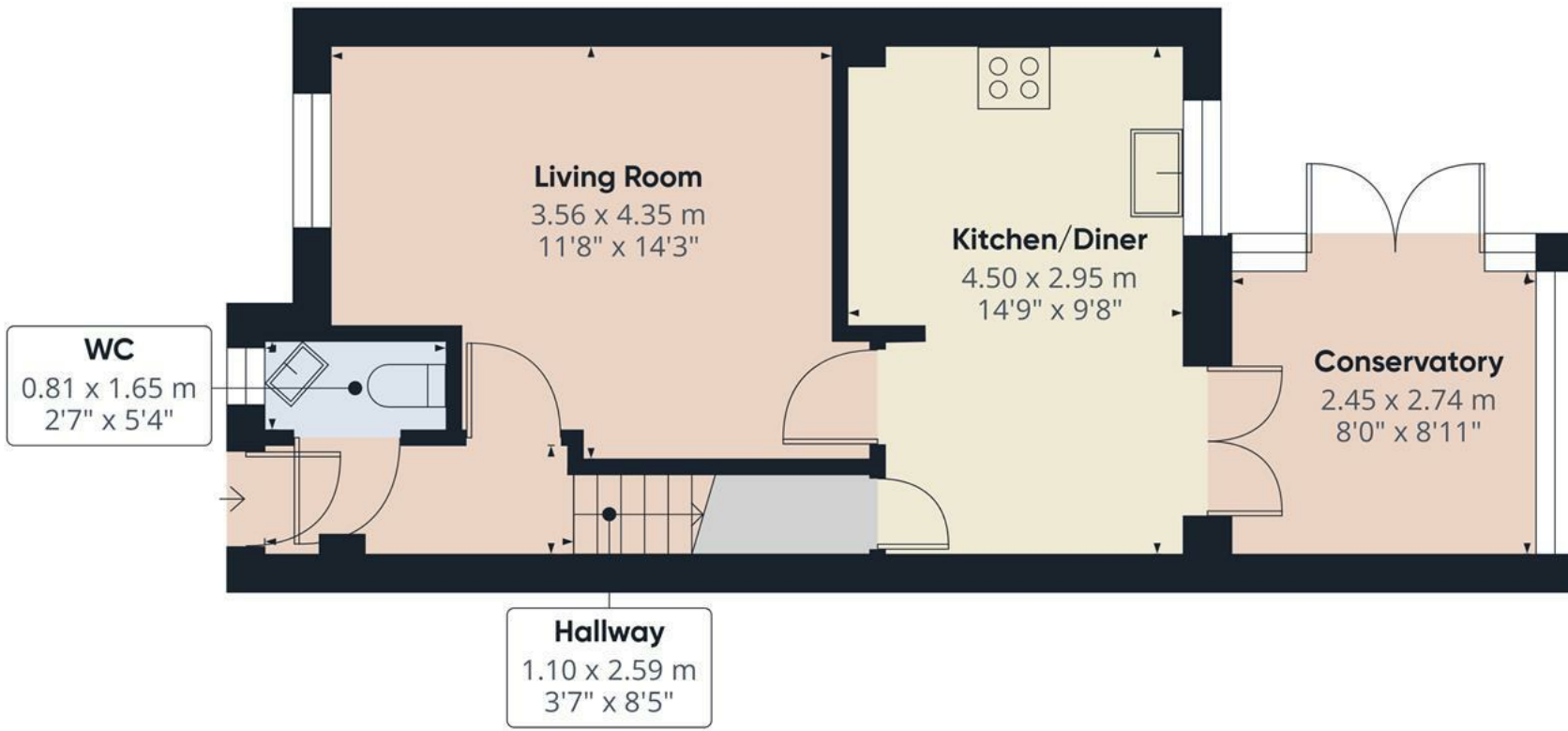
Panel enclosed bath, low flush wc, wash hand basin and radiator.

OUTSIDE

Front parking and a rear garden.







Approximate total area⁽¹⁾
40.9 m²
441 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Bathroom

1.66 x 2.03 m
5'5" x 6'7"

Bedroom

2.63 x 2.71 m
8'7" x 8'10"

Bedroom

2.58 x 2.49 m
8'5" x 8'2"

Bedroom

1.82 x 2.63 m
5'11" x 8'7"

En-suite

1.77 x 1.14 m
5'9" x 3'9"

Landing

0.85 x 1.87 m
2'9" x 6'1"

Approximate total area⁽¹⁾

28.7 m²
309 ft²

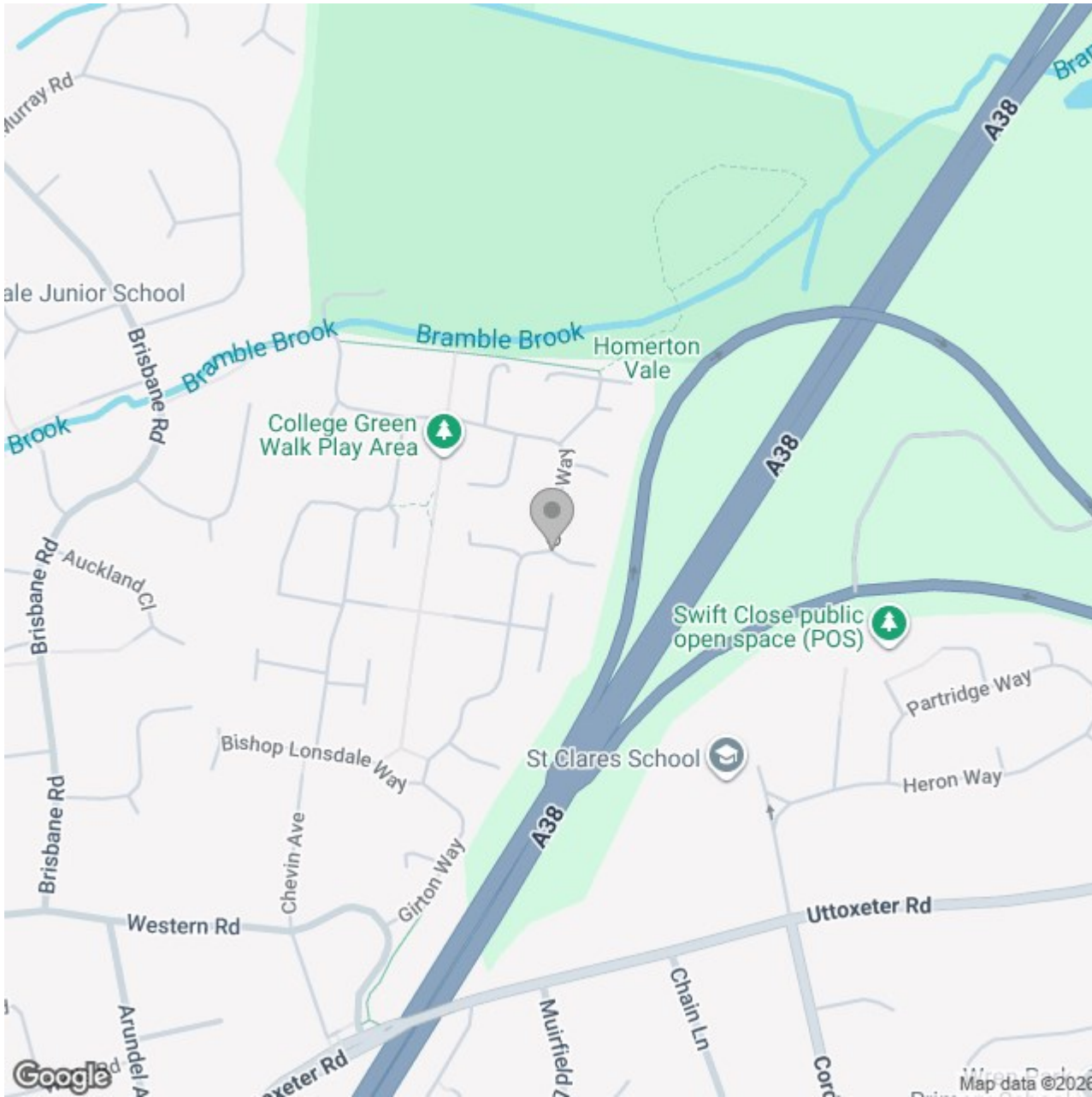
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	