





**\*\*\*\* IMPRESSIVE OPPORTUNITY ON A GENEROUS PLOT WITH EXCELLENT POTENTIAL \*\*\*\***

This well-presented, one-owner semi-detached property occupies a generous plot on the edge of Derby city centre and has recently been redecorated throughout. Enjoying views overlooking attractive green space, the property benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, spacious lounge, and a fitted kitchen with breakfast bar. To the first floor are two double bedrooms and a recently re-fitted shower room.

Externally, the property offers an enclosed rear garden, a single garage with driveway parking to the front, and a substantial additional plot to the side. This provides fantastic potential for extension, subject to the necessary planning permissions, or alternatively offers the opportunity to create additional parking spaces which could provide rental income due to the property's convenient location.

Ideally situated close to Derby city centre and the university, the property is perfectly placed for access to a wide range of amenities including shopping, restaurants, leisure facilities, and excellent transport links. Derby offers direct rail connections, easy access to the A38, A52 and M1, and is home to major employers including Rolls-Royce, Toyota and the Royal Derby Hospital, making it an attractive location for both owner occupiers and investors alike.



## HALL

Entrance door into the hall with half panelled walls and a door into the lounge.

## LOUNGE

Feature living flame coal effect gas fire with surround, upvc double glazed window to the front. stairs to the first floor, radiator and double doors to -

## KITCHEN

Fitted wall. mounted, base and drawer units with work surfaces and a breakfast bar. Sink and drainer unit, fitted oven and oven, plumbing and space for a washing machine or dishwasher and space for a fridge freezer. Upvc double glazed window and doors onto the garden.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Two upvc double glazed windows to the front overlooking the green, radiator and a storage cupboard.

## BEDROOM 2

Upvc double glazed window and a radiator.

## SHOWER ROOM

Walk in shower with electric shower, low flush wc, wash hand basin, ladder style radiator and a upvc double glazed window to the side.

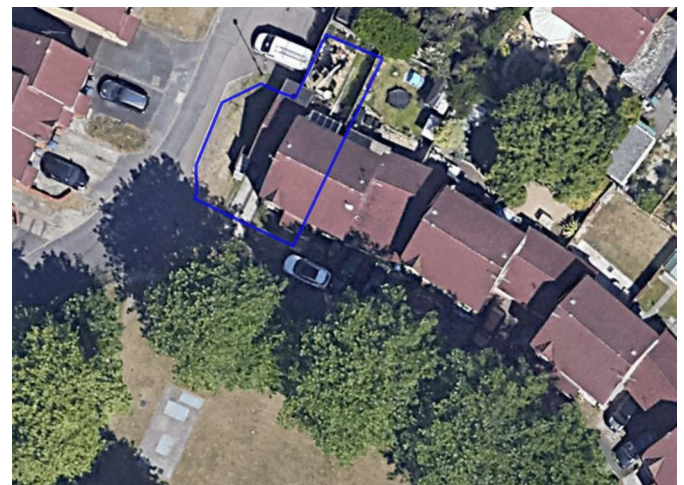
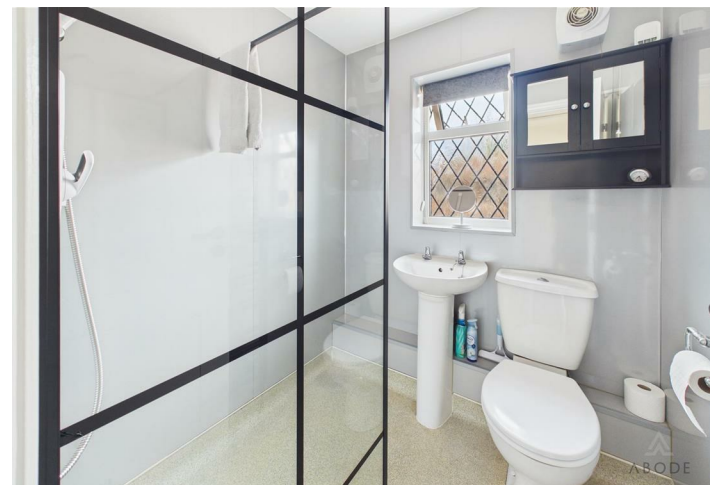
## OUTSIDE

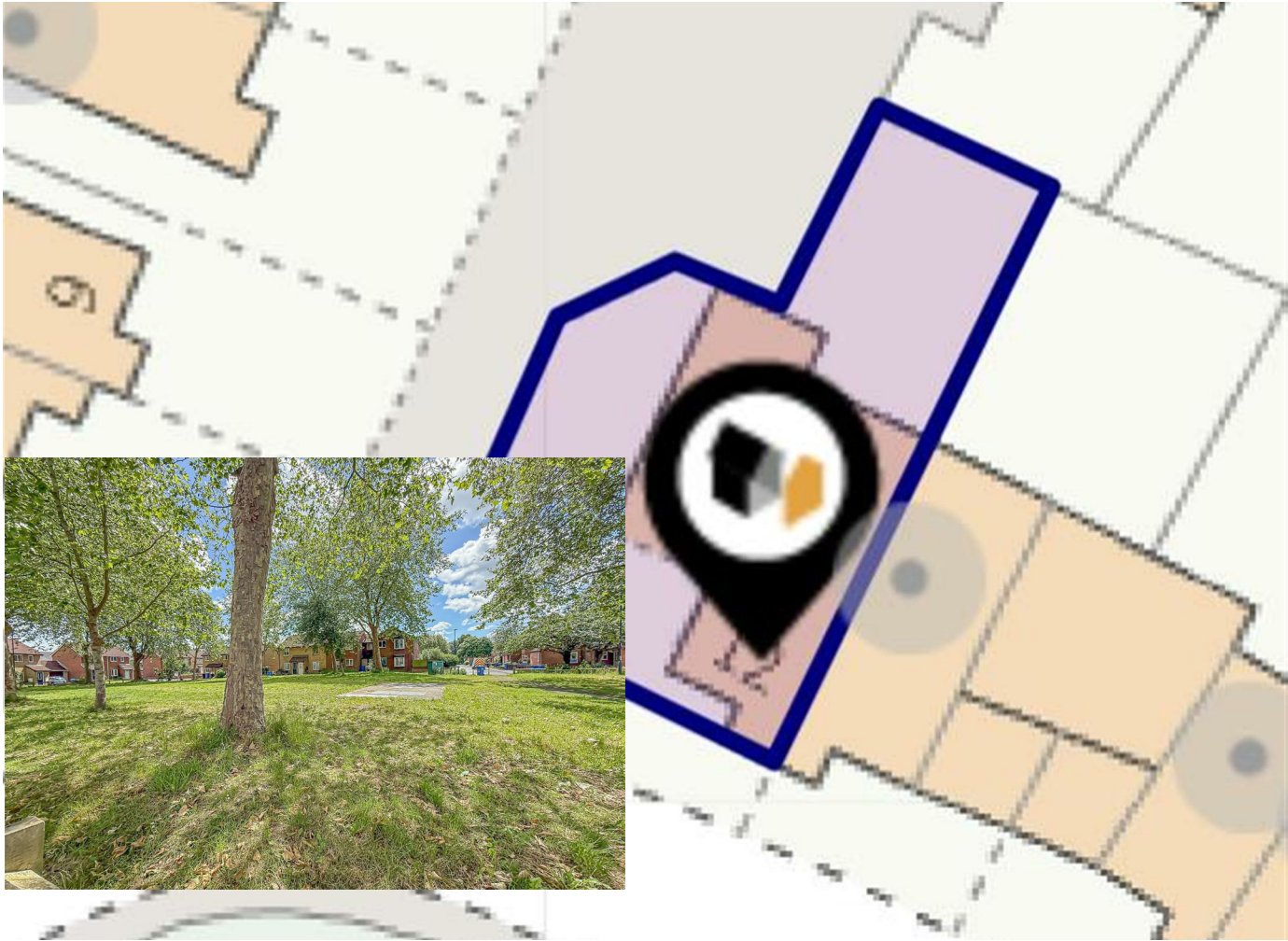
Front drive in front of a single garage with power and lights and a personal door into the garden. Enclosed rear garden offering a lawn and paved patio areas, artificial lawn area, borders with plants and shrubs. Side gated access to the additional side

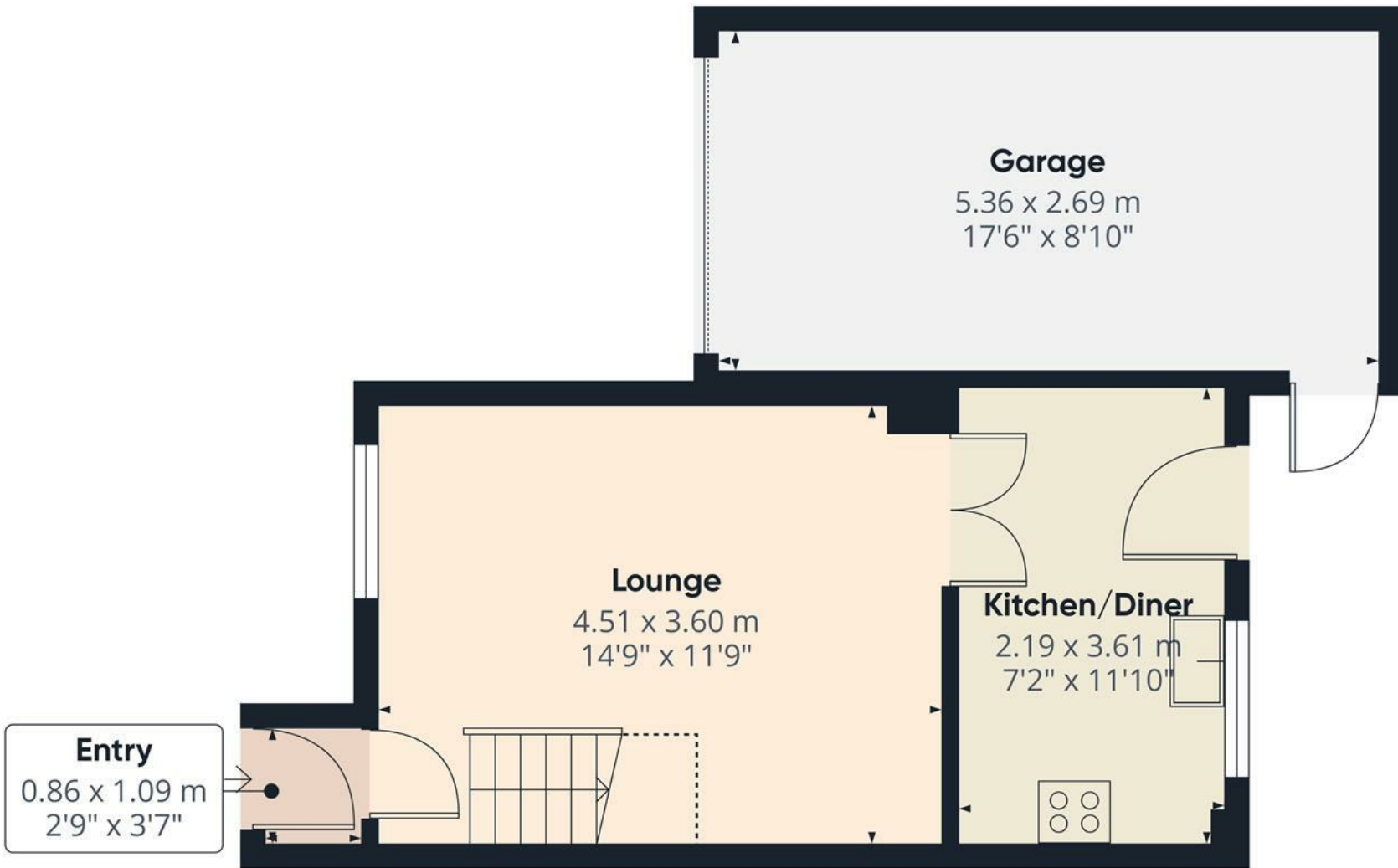


plot and parking. Timber utility room with power and plumbing for a washing machine.









**Approximate total area<sup>m</sup>**

39.9 m<sup>2</sup>

429 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>

10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

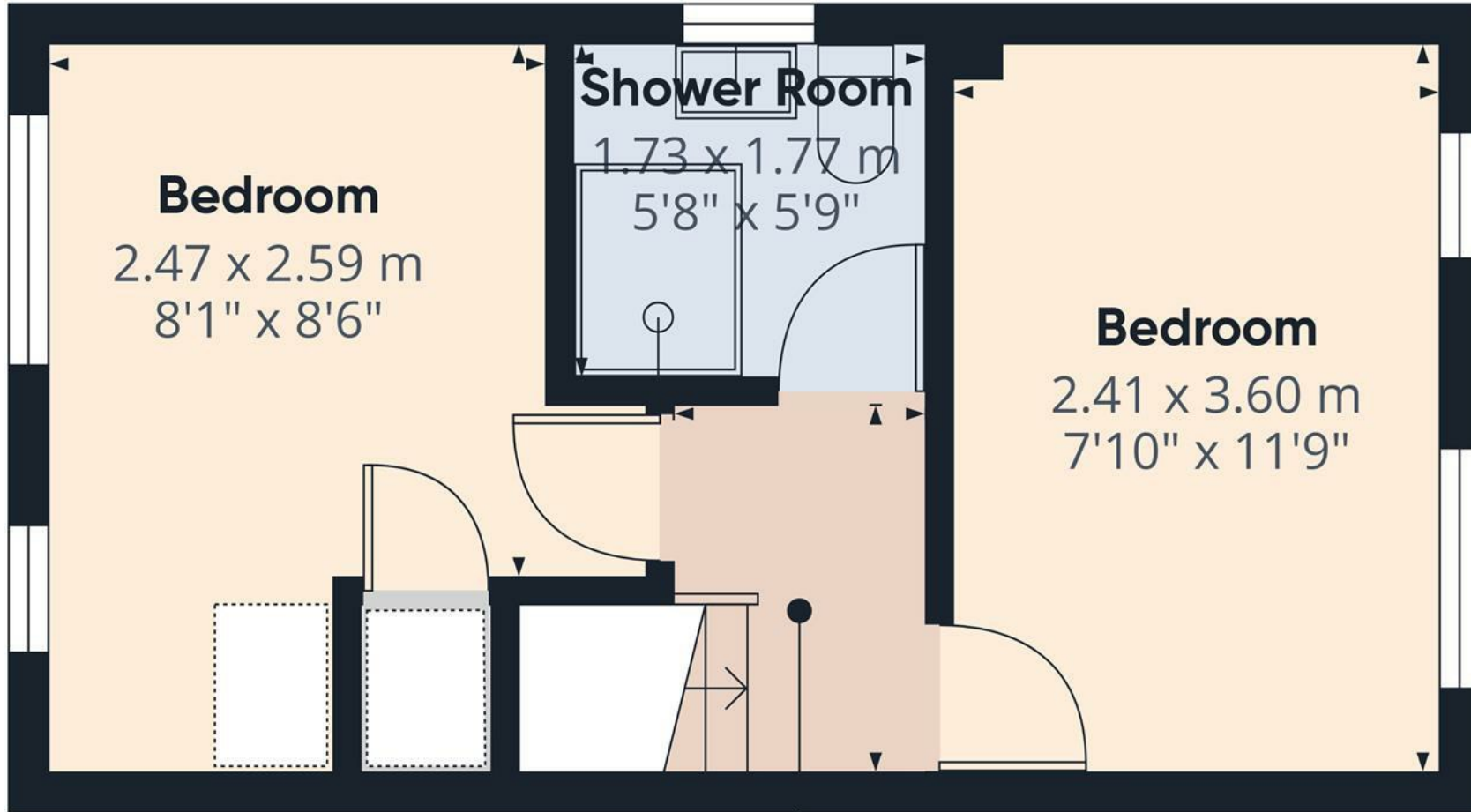
Below 1.5 m/5 ft

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

**GIRAFFE360**



Floor 0



Approximate total area<sup>(1)</sup>

21.2 m<sup>2</sup>  
228 ft<sup>2</sup>

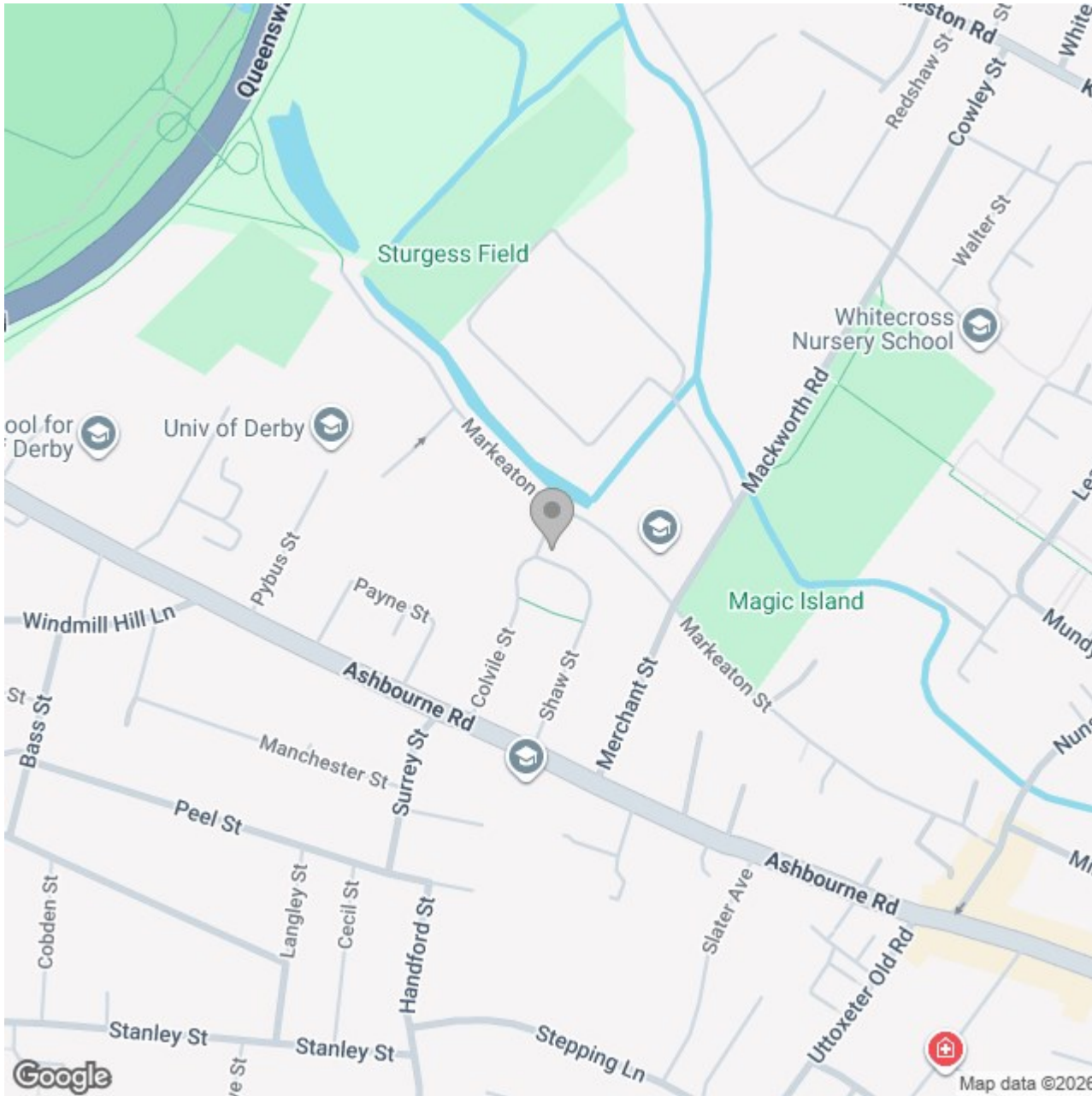
(1) Excluding balconies and terraces

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Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	