

Cantley Road, Riddings.

£250,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom detached home on popular residential estate in the sought after village of Riddings. Occupying enviable position with versatile living accommodation throughout, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance, Lounge, Dining Kitchen & Utility Room with access to integral garage on the ground floor with three Bedrooms and family Bathroom to the first floor.

Externally, the home occupies impressive plot with block paved parking and lawn space to the front elevation and a fabulous rear enclosed garden which benefits from impressive entertaining patio, sizeable lawn area and further area with raised planters housing flower beds and shrubbery. The space is secured by timber fencing making it ideal for those with pets and young children.

## FEATURES

- Detached Home On Popular Estate
- Ideal For Access to A38 & M1
- Family Home
- Garage & Driveway Parking
- Rear Enclosed Garden And Patio
- Three Bedrooms & Bathroom
- Dining Kitchen To Rear



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC door to front elevation with tiled flooring, mini wall mounted radiator and carpeted stairs rising to the first floor.

### Lounge

4.25m x 3.48m (13' 11" x 11' 5") With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring. Internal French doors open to Kitchen.

### Dining Kitchen

4.46m x 2.85m (14' 8" x 9' 4") Featuring a range of base cupboards and eye level units with complimentary wood effect worktops over and a range of fitted appliances including; Gas oven, gas hob with accompanying extractor hood, fitted fridge, fitted freezer, inset stainless steel sink and fitted dishwasher. Tiled flooring runs throughout whilst wall mounted radiator, impressive understairs pantry and double glazed French doors accessing rear enclosed garden completes the space.

### Utility Room

2.56m x 2.22m (8' 5" x 7' 3") With tiled effect flooring, worktop space, plumbing for washing machine, door accessing rear garden and door accessing integral garage.

### Landing

With access to all three Bedrooms and the family Bathroom, this carpeted space benefits from airing cupboard, mini wall mounted radiator and double glazed window to side elevation.

### Bedroom One

3.56m x 2.68m (11' 8" x 8' 10") With double glazed windows to front elevation, wall mounted radiator and carpeted flooring. Cleverly integrated drawers and oak fitted units provide a wealth of fitted storage space.

### Bedroom Two

2.64m x 2.44m (8' 8" x 8' 0") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

2.53m x 1.75m (8' 4" x 5' 9") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

1.97m x 1.65m (6' 6" x 5' 5") A newly fitted (2025) tiled three piece suite including; Bath with shower screen and attachment, wall mounted handwash basin and low level WC. Double glazed obscured window to side elevation, wall mounted heated towel rail and ceiling fitted extractor unit completes the space.

### Outside

Externally, the home occupies impressive plot with block paved parking and lawn space to the front elevation and a fabulous rear enclosed garden which benefits from impressive entertaining patio, sizeable lawn area and further area with raised planters housing flower beds and shrubbery. The space is secured by timber fencing making it ideal for those with pets and young children.

### Council Tax

We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







FLOORPLAN

