

Somerset Close, Derby. DE22 3XP

£300,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

**\*\*Guide Price £300,000 - £325,000\*\*** STUNNING three bedroom home with an inviting spacious entrance hall leading through to the IMPRESSIVE kitchen with a feature island and doors opening out onto the landscaped rear garden. Guest cloakroom and Games Area to the ground floor (the Games Area is the original garage and can easily be converted back). To the first floor there is a delightful living room enjoying a pleasant outlook to the fore, bedroom three (double in size) and the well-appointed bathroom with white suite. On the second floor is bedroom one, being beautifully presented with a modern en-suite shower room. Bedroom Two (double in size) is also located on the second floor. Off-road parking to the fore and a fully enclosed landscaped rear garden; ideal for al fresco dining. Superb property in a popular location within close proximity of Derby Royal Hospital and convenient for major link roads. Must be viewed to be truly appreciated.

## FEATURES

- Immaculately presented throughout
- Superb kitchen with feature island
- Beautifully presented Living Room with pleasant outlook
- Bedroom One with en-suite shower room
- Two further DOUBLE bedrooms & family bathroom
- Spacious entrance hall & guest cloakroom
- Off-road parking to the fore
- Landscaped rear garden; ideal for al fresco dining
- Convenient for Derby Royal Hospital & major link roads
- Viewing highly recommended to appreciate the quality of accommodation



# ROOM DESCRIPTIONS

## Ground Floor

### Accommodation

The property is approached via an exterior door with complementary side panel and coach light into:

### Inviting Entrance Hall

5.59m x 1.19m (18' 4" x 3' 11") with ceiling light points, stylish flooring, central heating radiator with decorative cover, stairs leading to first floor landing and door into:

### Guest Cloakroom

1.95m x 0.90m (6' 5" x 2' 11") appointed with a white two-piece suite comprising of a pedestal wash hand basin and WC. Ceramic splashback tiling, ceiling light point, central heating radiator and wood effect flooring.

### Games Area

5.13m x 2.94m (16' 10" x 9' 8") with ceiling light point and wood effect flooring. NB: This area can easily be converted back into the garage.

### Superb Kitchen

5.54m x 4.50m (18' 2" x 14' 9") appointed with a matching range of modern eye and base level units with contrasting worktops over incorporating a 1 & 1/2 bowl stainless steel sink unit with single drainer and mixer tap. Four-ring gas hob with extractor over. Built-in electric oven, integrated dishwasher and space for washing machine and fridge/freezer. Central island creating further preparation space with storage cupboards beneath and further area for dining. Recessed spotlights to ceiling, velux windows, central heating radiator, flooring continuing from the entrance hall, central heating radiator and French doors with complementary side panels overlooking the landscaped rear garden.

## First floor

### Landing

3.48m x 1.14m (11' 5" x 3' 9") with ceiling light point, central heating radiator and stairs leading to second floor landing.

### Delightful Living Room

5.53m x 3.07m (18' 2" x 10' 1") enjoying an outlook to the fore through full-height double glazed windows. Ceiling light point, central heating radiators and beautifully finished with quality wood flooring.

### Double Bedroom Three

5.51m x 2.55m (18' 1" x 8' 4") with ceiling light point, central heating radiator and double glazed windows to rear elevation.

## Well-appointed Bathroom

3.28m x 1.70m (10' 9" x 5' 7") fitted with a white three-piece suite comprising of an encased panelled bath with shower over and glass shower screen. Wall mounted wash hand basin and WC. Co-ordinating ceramic splashback tiling, chrome heated towel rail, wood effect flooring, recessed spotlights to ceiling and extractor fan.

## Second floor

### Landing

3.45m x 1.14m (11' 4" x 3' 9") with ceiling light point, central heating radiator and velux window.

### Bedroom One

4.79m x 2.71m (15' 9" x 8' 11") with ceiling light point, full-height windows to front elevation, central heating radiator, built-in wardrobes and door into:

### En-suite Shower Room

2.40m x 1.41m (7' 10" x 4' 8") appointed with a white three-piece suite comprising of a shower cubicle with mains shower over and separate handheld shower. Wall mounted wash hand basin and WC. Ceramic splashback tiling, wood effect flooring, recessed spotlights to ceiling and extractor fan.

### Double Bedroom Two

3.30m x 3.19m (10' 10" x 10' 6") with ceiling light point, central heating radiator, built-in wardrobe with sliding doors, and double glazed window to rear elevation.

## Outside

Off-road parking to the front of the property. Access gate leading onto the enclosed rear garden commencing with a paved patio area with pergola over, steps leading to raised lawn edged with wooden sleepers with atmospheric lighting. Borders containing a variety of shrubs, raised planter and wooden storage shed.

## 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 & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	89	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	