

Cantley Road, Riddings.

£190,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DERBYSHIRE
PROPERTIES
SALES · LETTINGS · HOLIDAY LET

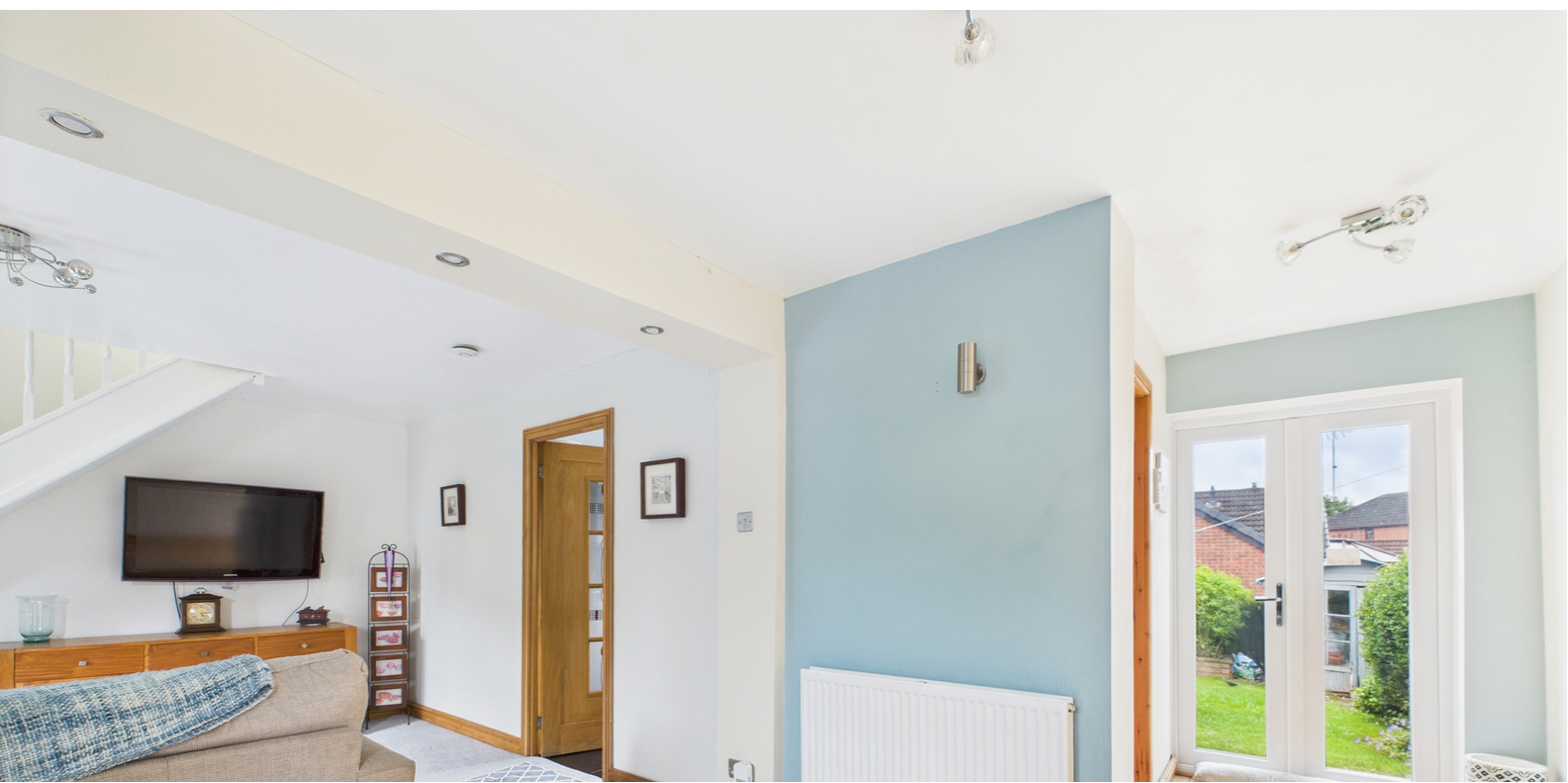
PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this three bedroom semi detached home situated on popular residential estate in Riddings. The property is within walking distance to local primary and secondary schools as well as other amenities. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge and Kitchen to the ground floor with three Bedrooms and family Bathroom to the first floor. Externally, the property provides off street parking for multiple vehicles to the front elevation alongside well maintained front garden which is bordered by mature shrubbery allowing for a degree of privacy. The rear enclosed garden features decked entertaining space accessed via the Kitchen with further lawned areas bordered by timber fencing and mature shrubbery making it ideal for those with pets and young children.

FEATURES

- Great First Time Buy
- Driveway Parking for Multiple Vehicles
- Rear Enclosed garden
- Ideal for access to A38 and M1
- Walking Distance to Schools and Parks
- Walking Distance To All Local Amenities



ROOM DESCRIPTIONS

Living Room

20' 8" x 13' 2" (6.30m x 4.01m) An open plan space accessed via front entrance door with double glazed window to front elevation and side elevation and double glazed French doors accessing rear enclosed garden. Two wall mounted radiators and fitted storage cupboard feature whilst the flooring is a combination of wooden flooring and carpeted space. Stairs rise to the first floor.

Kitchen

11' 6" x 8' 10" (3.51m x 2.69m) Featuring a range of base cupboards and eye level units with complimentary worktops over and integrated appliances including; Double oven, Electric hob with accompanying extractor hood and inset sink. Tiled flooring runs throughout whilst tiled splashback covers the worktop. There is under counter plumbing for washing machine as double glazed window features to rear elevation.

First Floor

Landing

Accessing all three Bedrooms and the family Bathroom.

Bedroom One

14' 3" x 8' 2" (4.34m x 2.49m) With double glazed windows to front and side elevation, wall mounted radiator and carpeted flooring. Over stairs store cupboard provides wardrobe space.

Bedroom Two

10' 10" x 8' 3" (3.30m x 2.51m) With double glazed windows to front and rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

8' 2" x 6' 5" (2.49m x 1.96m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Wall mounted heated towel rail, ceiling fitted extractor fan and double glazed obscured window to rear elevation completes the space.

Outside

Externally, the property provides off street parking for multiple vehicles to the front elevation alongside well maintained front garden which is bordered by mature shrubbery allowing for a degree of privacy. The rear enclosed garden features decked entertaining space accessed via the Kitchen with further lawned areas bordered by timber fencing and mature shrubbery making it ideal for those with pets and young children.

Council Tax

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

Disclaimer

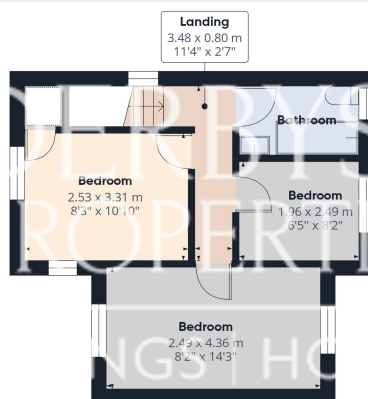
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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 & EPC



Ground Floor



Floor 1

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

Approximate total area⁽¹⁾

67.4 m²
725 ft²

Reduced headroom

$$\begin{array}{l} 1 \text{ m}^2 \\ 11 \text{ ft}^2 \end{array}$$

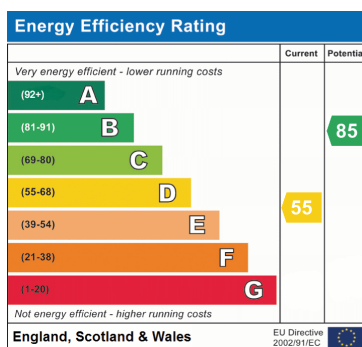
(1) Excluding balconies and terraces

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



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -