

Richmond Park Road, Derby. DE22 4PL

£320,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

This immaculately presented Life House has been owned by current occupiers since new and they have ensured that it has been maintained to the highest standard. Enjoying an inviting entrance hall, living room with feature panelled wall and French doors leading out onto the rear garden. The ground floor is completed with a dining kitchen and guest cloakroom. To the first floor there are two double bedrooms; and modern bathroom with white three-piece suite. The master bedroom with en-suite shower room and a further bedroom; again double in size are located on the second floor. Outside there is a driveway, garage and south-facing landscaped rear garden. Tastefully decorated throughout and ready to move into. This exceptional home offers not just a place to live, but a haven where every aspect has been thoughtfully crafted to enrich the lives of its residents, regardless of mobility challenges.

FEATURES

- Exquisite presentation throughout
- Living Room overlooking the rear garden
- Dining Kitchen with modern units
- Master bedroom with en-suite shower room
- Three further double bedrooms & family bathroom
- NHBC guarantee in place until 2028
- South-facing landscaped rear garden
- Meticulously designed to accommodate mobility needs
- Open space with pond located to the side of the property
- Beautiful family home; ready to move into



ROOM DESCRIPTIONS

First floor

Accommodation

The property is approached via an exterior door with storm canopy over into:

Spacious Entrance Hall

6.94m x 1.91m (22' 9" x 6' 3") with ceiling light points, central heating radiator with decorative cover, wood effect laminate flooring, stairs leading to first floor with storage beneath and door into:

Guest Cloakroom

1.86m x 1.48m (6' 1" x 4' 10") appointed with a white two-piece suite comprising of pedestal wash hand basin with splashback tiling and WC. Ceiling light point, extractor fan, central heating radiator with decorative cover and neutral floor tiling. NB: Potential to convert into a shower room, with plumbing and drains already in place.

Spacious Dining Kitchen

5.33m x 2.81m (17' 6" x 9' 3") fitted with a matching range of white gloss fronted eye and base level units with contrasting wood effect worktops over incorporating a stainless steel sink unit with mixer tap. Built-in Neff electric oven, Indesit hob and extractor over. Leaving space for washing machine, fridge, freezer and dishwasher. Complementary ceramic splashback tiling and floor tiling. Ceiling light points, extractor fan, central heating radiator and double glazed window to both front and side elevations. There is ample space in the dining area for a table & chairs.

Living Room

4.82m x 3.72m (15' 10" x 12' 2") a lovely room enjoying an outlook of the rear garden through the French doors. Feature wood panelling to one wall, ceiling light points, central heating radiators and wood effect laminate flooring.

First floor

Landing

4.04m x 1.45m (13' 3" x 4' 9") with ceiling light point, central heating radiator, cupboard off and stairs leading to second floor.

Bedroom Three

4.81m x 3.39m (15' 9" x 11' 1") Double in size with two windows to the rear elevation, ceiling light point and central heating radiator.

Bedroom Four

4.81m x 2.80m (15' 9" x 9' 2") Double in size with two windows to front elevation, ceiling light point and central heating radiator.

Family Bathroom

2.31m x 2.17m (7' 7" x 7' 1") appointed with a white three-piece suite comprising of an encased panelled bath with mains shower over with separate handheld shower. Glass shower screen and stylish ceramic splashback tiling. Villeroy and Boch pedestal wash hand basin and WC. Co-ordinating floor tiling, ceiling light point, extractor fan and central heating radiator.

Second floor

Landing

2.08m x 1.10m (6' 10" x 3' 7") with ceiling light point, central heating radiator and storage cupboard off.

Bedroom One

4.17m x 2.75m (13' 8" x 9' 0") Measurement plus wardrobe recess. Benefitting from fitted wardrobes with sliding mirrored door providing plenty of storage. Recessed spotlights to ceiling above the wardrobes, ceiling light point, central heating radiator, double glazed windows to front elevation and door into:

Generous en-suite shower room

2.68m x 1.81m (8' 10" x 5' 11") appointed with a white three-piece suite comprising of a double shower cubicle with mains shower over and separate hand held shower. Pedestal wash hand basin and WC. Contemporary ceramic splashback tiling and floor tiling. Ceiling light point, central heating radiator and obscure double glazed window to side elevation.

Bedroom Two

4.80m x 3.63m (15' 9" x 11' 11") Double in size with two windows to the rear elevation, ceiling light point and central heating radiator.

Outside

To the front of the property is a small garden with inset pathway and planting creating privacy. Driveway providing off-road parking leading to a detached garage (20'4" x 10'2") with up and over door and outdoor lighting. Side access gate leading onto the fully enclosed south-facing landscaped rear garden; commencing with a paved patio with inset pathway and lawn sections to both sides. Decked area with balustrade and pergola creating an area for entertaining and relaxation.

NB:

This home has been meticulously designed to accommodate diverse mobility needs, including a spacious entrance hall allowing for ease of movement, wider internal doors, strategically placed power points for hoists, including at the front door and over designated areas. Reinforced walls with plywood for grab rails, ensuring safety and support throughout the home. Pre-installed power points for stair lifts, enhancing accessibility to all levels. Provision for a lift installation in the lounge, facilitating access to the first-floor bedroom.

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.



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