

Dumfries Drive, Derby. DE22 3XT

£230,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Perfect for first-time buyers, downsizers, or investors, this stylish modern two bedroom home, built just five years ago, offers a low-maintenance lifestyle in a superbly convenient location.

Ideally positioned close to the A38, Ring Road and A6, the property provides excellent access to key transport routes and is within walking distance of the Royal Derby Hospital. Derby City Centre is also just a short distance away, making this an excellent choice for those seeking both comfort and connectivity.

Early viewing is highly recommended to fully appreciate what this modern home has to offer.

## FEATURES

- Modern 2 Bedroom Home
- Modern Decor Throughout
- Superb Kitchen/Diner
- Off Street Parking
- Walking Distance To Derby Royal Hospital
- Ideal First Home Or Downsize
- En- Suite & Guest WC
- Front & Rear Gardens
- Viewing Advised
- Council Tax Band B



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Entered via a composite door to the front elevation, this light and airy reception space features wood-effect floor covering, staircase to the first-floor landing, wall-mounted radiator, and internal doors leading through to the living accommodation.

#### Living Room

With a double glazed bay window to the front elevation, decorative coving, wall-mounted radiator and TV point. An internal door provides access to:

#### Kitchen/Diner

Fitted with a range of matching wall and base units with work surfaces incorporating a one-and-a-half bowl stainless steel sink drainer unit with mixer tap and complementary splashback tiling. Appliances include an integrated electric oven, four-ring gas hob with stainless steel splashback and extractor canopy, and an integrated fridge/freezer. There is undercounter space and plumbing for a washing machine, under-cupboard lighting, part-tiled walls and wood floor covering.

The dining area includes a useful under-stairs storage cupboard, wall-mounted radiator and double glazed French doors opening onto the rear garden.

#### Guest Cloakroom

Located between the kitchen/dining room and the living room, fitted with a low-level WC, wall-mounted wash hand basin, radiator and ceiling-mounted extractor fan.

### First Floor

#### Landing

Accessed from the entrance hall with ceiling-mounted loft hatch and internal doors to both bedrooms and the bathroom.

#### Bedroom 1

Positioned to the rear with a double glazed window providing a pleasant, green outlook. Includes a wall-mounted radiator, TV point and fitted double wardrobe.

#### En-Suite

A modern three-piece suite comprising WC, pedestal wash hand basin and enlarged shower enclosure with wall-mounted electric shower. Double glazed obscured window, extractor fan to ceiling, chrome heated towel rail and tiled floor covering.

#### Bedroom 2

A generous second bedroom with two floor-to-ceiling double glazed windows to the front elevation, wall-mounted radiator and TV point.

#### Bathroom

Fitted with a contemporary three-piece suite comprising WC, wall-mounted wash hand basin and panelled bath with shower attachment over. Part-tiled walls, wood-effect floor covering, radiator, spotlights and ceiling-mounted extractor fan.

### External

#### Outside

To the front elevation there is a block-paved parking space for one vehicle with hedgerow boundaries to neighbouring plots.

The rear garden has been landscaped to provide a full-width paved patio directly outside the kitchen, two lawned sections divided by a central paved pathway and a further patio area to the rear housing a timber garden 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.







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