

Parkfields Drive, Derby. DE22 1HH

£375,000 Freehold

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PROPERTY DESCRIPTION

Impressive traditional four bedroom semi-detached home with an inviting entrance hall with door into the guest cloakroom. Bay-fronted living room with feature fireplace and double doors leading into the family dining kitchen. The family dining kitchen has French doors enjoying an outlook over the rear garden. Separate utility room with ample units and space for appliances. To the first floor there is a master bedroom with en-suite shower room, three further bedrooms and a modern family bathroom with white suite. Off-road parking and enclosed well-maintained rear garden. Conveniently located for Derby University and Derby Royal Hospital.

FEATURES

- Beautiful entrance hall with guest cloakroom
- Bay fronted living room with feature fireplace
- Open-plan dining kitchen overlooking rear garden
- Utility room providing further storage space
- Master bedroom with fitted wardrobes & en-suite shower room
- Three further bedrooms & family bathroom
- Driveway & good-sized rear garden
- Tastefully decorated throughout
- Lovely family home in popular location
- Viewing strongly recommended



ROOM DESCRIPTIONS

Ground floor

Accommodation

The property is approached via an exterior door with decorative glazed centre panel into:

Entrance Hall

4.30m x 0.99m (14' 1" x 3' 3") with ceiling light points, decorative archway, period style floor tiling, vertical central heating radiator, feature glazed window to front elevation and stairs leading to first floor landing. Door into:

Guest Cloakroom

1.81m x 0.89m (5' 11" x 2' 11") appointed with a white two piece-suite comprising of a vanity wash hand basin with storage cupboard beneath and WC. Decorative flooring, chrome heated towel rail, window to side elevation and ceiling light points.

Living Room

5.14m x 3.66m (16' 10" x 12' 0") with double glazed bay window, ceiling light point, coving to ceiling, central heating radiator, wood effect flooring and feature fireplace creating a focal point. Double doors into:

Dining Kitchen

6.39m x 2.93m (21' 0" x 9' 7") Dining Area - enjoying an outlook of the rear garden through French doors with complementary side panels. Ceiling light point, coving to ceiling, wood effect flooring, vertical central heating radiator and opening into:
Kitchen Area - fitted with a matching range of eye and base level units with wood effect worktops over incorporating a 1 & 1/2 bowl stainless steel sink unit with single drainer. Five-ring gas hob with extractor over. Built-in eye level double oven and space for under-counter fridge. Tiled flooring, recessed spotlights to ceiling, vertical central heating radiator, double glazed window to rear elevation and door into:

Utility Room

4.82m x 1.84m (15' 10" x 6' 0") fitted with base level units with worktops over and leaving space beneath for appliances. Tiled flooring, heated towel rail, double glazed windows and double glazed exterior doors to both front and rear elevations.

First floor

Landing

2.67m x 0.99m (8' 9" x 3' 3") with large double glazed window to side elevation, ceiling light point and loft hatch providing access to roof space.

Bedroom One

4.25m x 2.57m (13' 11" x 8' 5") with ceiling light point, picture rail, central heating radiator and double glazed window to rear elevation. Benefiting from built-in storage with stylish sliding doors. Door into:

En-suite Shower Room

1.92m x 1.12m (6' 4" x 3' 8") appointed with a white three-piece suite comprising of a shower cubicle with folding glass shower screen, vanity wash hand basin with storage beneath and WC. Complementary ceramic splashback tiling, chrome heated towel rail and recessed spotlights.

Bedroom Two

3.96m x 3.08m (13' 0" x 10' 1") with ceiling light point, picture rail, fitted wardrobes, central heating radiator and double glazed window to front elevation.

Bedroom Three

2.56m x 2.56m (8' 5" x 8' 5") with ceiling light point, picture rail, central heating radiator, built-in storage with sliding doors and double glazed window to rear elevation.

Bedroom Four/ Study

2.38m x 1.51m (7' 10" x 4' 11") with ceiling light point, central heating radiator and double glazed to front elevation.

Bathroom

1.80m x 1.79m (5' 11" x 5' 10") appointed with a white three-piece suite comprising of a encased panelled bath, pedestal wash hand basin and WC. Co-ordinating ceramic splashback tiling, tiled flooring, chrome heated towel rail and obscure double glazed window to side elevation.

Outside

Off-road parking the fore. Enclosed rear garden commencing with a block-paved patio area, lawn with inset pathway leading to further paving and slate chippings.

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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