



£340,000

Home Farm Drive, Derby DE22 2UP

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Ecclesbourne School Catchment Area
- Four Bedroom Detached House
- Highly Desirable Residential Location
- Garden Room
- Low maintenance, Landscaped Garden
- Large Double Driveway
- Detached Garage And Workshop
- Council Tax Band D

## Property Description

An opportunity to acquire this superbly extended detached family home located within quiet residential area and positioned within the Ecclesbourne School catchment.

## Main Particulars

An opportunity to acquire this superbly extended detached family home located within a quiet residential location and positioned within the Ecclesbourne School catchment area. The property has been lovingly improved and extended by its current owners and offers a spacious entrance hallway, open plan lounge/dining room, garden room and modern kitchen. To the first floor and landing leads to four bedrooms, bathroom and shower room. Externally the property is positioned on a larger than average garden, that offers high degrees of privacy and has been landscaped to keep it low maintenance. To the side elevation is a driveway, garage and outbuilding. We recommend an early and internal inspection of this property to appreciate the full size of the accommodation on offer.

### Ground Floor

#### Entrance hall

Entered via UPVC door from the front elevation, solid wood floor covering, wall mounted radiator, staircase to first floor landing and window to the side elevation.

#### Cloakroom/WC

Comprising of a WC and wall mounted vanity unit with inset sink. Full tiling to walls, wall mounted chrome heated towel rail, alarm control panel and double glazed obscured window.

#### Living Room/ Dining Area

6.61m x 4.38m (21' 8" x 14' 4")

With double glazed bay window to the front elevation, wall mounted radiators, solid wood floor covering, decorative wall lighting and coving. The feature focal point of the room is a warm mounted electric fire with decorative surround, marble effect backdrop and raised hearth. With the continuation of the solid wood floor covering from the lounge, internal door leading to the kitchen, decorative coving and archway leading to the garden room.

#### Garden Room

3.81m x 3.39m (12' 6" x 11' 1")

With the continuation of the solid wood floor from the dining area, double glazed window to the front and side elevations, double glazed French doors to the rear elevation, wall mounted radiators.

#### Kitchen

4.77m x 2.55m (15' 8" x 8' 4")

Comprising of a range of wall and base mounted matching units with rolltop worksurface and incorporating a enamel sink drain unit with mixer taps, undercounter space and plumbing for both dishwasher and washing machine. Arrange of integrated appliances to include electric oven, convection microwave oven, induction hob

with stainless steel extractor canopy, fridge/freezer. Ceramic tile floor of ring, wall mounted radiator and double glaze windows to the rear and side elevations with door leading to rear garden.

#### First Floor

##### Landing

Landing accessed via the main entrance hall with double glaze window to the side elevation, decorative coving, ceiling mounted loft access and useful linen storage cupboard

##### Bedroom One

3.24m x 3.38m (10' 8" x 11' 1")

With double glazed window to the front elevation, wall mounted radiator and decorative coving to ceiling

##### Bedroom Two

3.28m x 2.58m (10' 9" x 8' 6")

Double glazed window to the side elevation, wall mounted radiator and space for wardrobes.

##### Bedroom Three

3.15m x 1.96m (10' 4" x 6' 5")

With double glazed windows to the front elevation, wall mounted radiator and in built wardrobes

##### Bedroom Four

1.87m x 3.12m (6' 2" x 10' 3")

(As a study) with double glazed windows to the front and rear elevations, wall mounted radiator.

##### Shower Room

With low level WC, wall mounted wash handbasin and separate shower enclosure with mains fed shower and attachment. Full tiling to walls, tiled floor covering.

##### Bathroom

This spacious family bathroom comprises of a four piece suite to contain WC, vanity unit with adjoining storage cupboards, tiled front of bath and large shower enclosure with mains fed shower over.

#### External

##### Outside

To the front elevation is a large block paved parking area that provides parking for numerous vehicles that continues to the side elevation providing direct access to the garage and workshop. Stocked flowerbeds/ borders and gated access to the side elevation.

The larger than average rear garden has been landscaped for low maintenance and offers a large paved entertaining terrace space, patio and grave planting area with

range of raised stock flowerbeds and vegetable plots. TD very bottom corner of the garden is a large timber decking with pergola, outside tap and lighting, timber fenced and conifer screening.

#### Garage and Workshop

Access by the side elevation is a sizeable garage with up and over door light and power. To the rear of the garage is a spacious outbuilding that could be used as a home office, studio, potting shed or Home gymnasium.

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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