



£395,000

Friday Lane, Derby DE21 4UE

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Early Viewing Highly Recommended
- Gas Central Heating, UPVC Double Glazing
- Conveniently Situated for Amenities & Access into Derby City Centre
- Detached Family Home
- Four Bedrooms, Master with Ensuite
- Garage & Driveway Parking
- Beautifully Presented Throughout
- Council Tax Band D

## Property Description

New to the market is superbly presented modern four bedroom detached family home located on popular residential estate position.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented modern four bedroom detached family home located on popular residential estate. The property is tastefully decorated throughout and briefly comprises; a spacious reception hall, living room, plan living kitchen, utility room and cloakroom/WC. To the first floor, a landing provides access to 4 bedrooms, family bathroom, and ensuite to master bedroom . Externally the property offers a front garden which is mainly laid to lawn, double width driveway with integral garage. The rear garden is mainly laid to lawn with patio.

We recommend the property will ideally suit families and an early internal inspection should be undertaken to avoid disappointment.

### Ground Floor

#### Entrance Hall

Entered via composite door from the front elevation, wood floor covering, wall mounted radiator, wall mounted alarm control panel, carpeted staircase to first floor landing and internal doors accessing both the living room and kitchen dining room.

#### Living Room

5.05m x 3.31m (16' 7" x 10' 10")

With double glazed window to front elevation, decorative coving and picture rail, wall mounted radiator and TV point

#### Kitchen/Dining Room

4.41m x 4.12m (14' 6" x 13' 6")

This beautifully appointed and presented lighting area kitchen comprises of range of wall and base mounted shaker kitchen units with modern flat edged worksurface incorporating a one and a half bowl stainless steel sink drain unit with mixer taps and heritage tiled splashback. Numerous incorporated appliances include fridge freezer, double AEG ovens, dishwasher, full ring gas hob with stainless steel extract to canopy over. Under cupboard lighting, spotlighting to ceiling, wood floor covering, wall mounted radiator and double glazed French doors with adjoining windows to the rear aspect. Internal door leads to:-

#### Utility Room

2.94m x 1.65m (9' 8" x 5' 5")

With the continuation of the kitchen units with modern flat edged worksurface incorporating a single stainless steel sink drain unit with heritage tile splashback. Undercounter space and plumbing for both washing machine and tumble dryer, composite door to the rear elevation and internal door accessing:-

#### Cloakroom/WC

1.65m x 1.06m (5' 5" x 3' 6")

With low-level WC, corner mounted wash handbasin with tile splashback, wood floor covering and double glazed obscured window to the rear elevation.

#### First Floor

##### Landing

Access from the main entrance hallway with double glazed window, wall mounted radiator, ceiling mounted loft access point and wall mounted radiator.

##### Bedroom One

3.42m x 3.27m (11' 3" x 10' 9")

Double glaze window to the front elevation, wall mounted radiator, feature panelled wall, range of fitted wardrobes providing ample storage and hanging space, TV point and internal door leading to:-

##### En Suite

2.10m x 1.5m (6' 11" x 4' 11")

Comprising of a three-piece suite to include WC, wall mounted wash handbasin and large shower enclosure with mains fed shower and attachment over. Spotlights and extractor fan to ceiling, attractive tiling, double glazed obscured window, wall mounted chrome heater towel rail and tiled floor covering.

##### Bedroom Two

3.26m x 3.16m (10' 8" x 10' 4")

With double glazed window to the rear elevation, decorative picture rail, wall mounted radiator and a range of fitted wardrobes and useful storage alcove.

##### Bedroom Three

3.29m x 3.13m (10' 10" x 10' 3")

Double glazed window to the front elevation, three-quarter wall panelling to walls, wall mounted radiator and space for wardrobes.

##### Bedroom Four

3.09m x 2.56m (10' 2" x 8' 5")

With double glazed window to the rear elevation, wall mounted radiator and storage alcove.

#### External

##### Outside

To front elevation is a small lawn with hedgerow boundary, double width driveway providing parking to integral garage with up and over door. A side gate then provides access to the rear garden.

The rear garden offers a full width entertaining patio, lawn, decking Terrace all enclosed by timber fence boundaries.

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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY





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