



£190,000

Mapleton Avenue, Derby DE21 4PT

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Extended Semi Detached House
- 3 Bedrooms & 2 Reception Rooms
- Conservatory
- Utility Room
- Low Maintenance Garden
- Driveway
- Ideal First Time Buyer or Family Purchase
- Council Tax Band A

Property Description

An opportunity to acquire this well presented three bedroom semi detached home located in popular residential area.

Main Particulars

Derbyshire Properties are pleased to offer for sale this extended three bedroom semi detached family home located in popular residential area. The property briefly comprises of:- entrance hall, living room, dining room, kitchen, side entrance hall, utility room, and conservatory to the rear elevation. The first floor landing provides access to all three bedrooms and modern family bathroom. Externally, the property offers a blocked paved frontage which is low maintenance and provides parking for two vehicles. The rear landscaped garden again is low maintenance and offers a paved entertaining terrace and lawned garden. The property would ideally suit first time buyers looking to take their first steps onto the property ladder or young families potentially looking to upsize.

Ground Floor

Entrance Hallway

Entered via composite door from the front elevation, wall mounted radiator, wood floor covering, carpeted staircase to the 1st floor landing and internal doors accessing both the living room and kitchen.

Living Room

4.34m x 3.09m (14' 3" x 10' 2") with double glazed window to the front elevation, wall mounted radiator, TV point and internal door leading to:-

Dining Room

3.06m x 2.65m (10' 0" x 8' 8") with wall mounted radiator, double glazed patio doors leading into the rear conservatory.

Conservatory

2.95m x 2.87m (9' 8" x 9' 5") constructed from a brick base and UPVC unit with double glazed French doors leading out onto a rear garden terrace, tiled floor covering and wall mounted double radiator.

Kitchen

3.09m x 2.18m (10' 2" x 7' 2") comprising of range of wall and base mounted matching units with roll top work surfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and complementary tiled splashback areas. Integrated double oven, four ring gas hob with stainless steel extractor canopy over, double glazed window to the rear elevation, wood floor covering door opening to the:-

Side Entrance Hallway

With double glazed door to the side elevation, under stairs storage alcove and internal door leading to:-

Utility Room

1.78m x 1.34m (5' 10" x 4' 5") with wall mounted gas combination boiler, works surface with space and plumbing for washing machine and tumble dryer, space for fridge/freezer, wood floor covering and double glazed window to the side elevation.

First Floor

Landing

Accessed via the main entrance hallway with double glazed obscured window to side elevation, ceiling mounted loft access point and useful linen storage cupboard. Internal doors access all three bedrooms and bathroom.

Bedroom One

3.36m x 3.13m (11' 0" x 10' 3") double glazed window to the rear elevation, wall mounted radiator, TV point and range of fitted double wardrobes.

Bedroom Two

3.93m x 2.6m (12' 11" x 8' 6") With double glazed window to the front elevation, decorative coving to ceiling and wall mounted radiator.

Bedroom Three

2.88m x 2.23m (9' 5" x 7' 4") with double glazed window to the front elevation, wall mounted radiator.

Bathroom

2.35m x 1.63m (7' 9" x 5' 4") comprising of a four piece modern shower suite to include WC, vanity unit, panelled bath and separate shower enclosure with mains fed shower and attachment over. Part tiling to walls, double glazed obscured windows, wall mounted radiator and vinyl floor covering.

External

Outside

The front garden has been landscaped for low maintenance having a block paved driveway allowing for 2-3 vehicles to be parked. The frontage is mainly laid to lawn and a side access gate leads to the rear garden.

The rear garden has been landscaped and offers a large full width press concrete patio area, lawn, paved pathway and additional patio all enclosed by timber fence boundaries.

Additional Information

This property is of non-standard construction.

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.

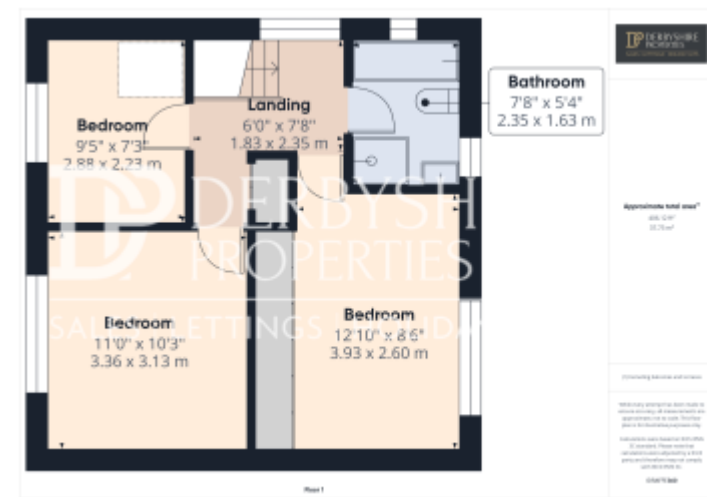
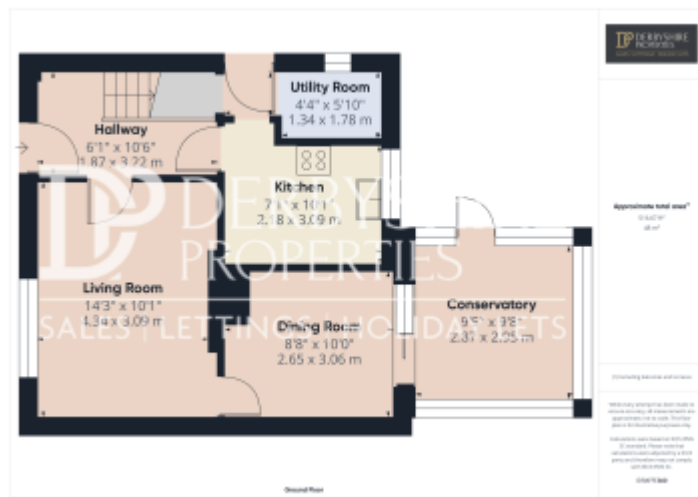
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.






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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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