



£200,000

St Davids Close, NG16 5RW

Semi-Detached House | 3 Bedrooms

01773 832355

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# Step Inside

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## Key Features

- Family Home
- Driveway Parking for several vehicles
- Extended Accommodation With Viewing Recommended
- Three Bedrooms
- Bathroom & Cloakroom/WC
- Early Viewing Highly Recommended
- Garage

## Property Description

Derbyshire Properties are pleased to present this extended family home in much sought after residential location. The property offers spacious and versatile living accommodation throughout with ample parking and detached garage. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are pleased to present this extended family home in much sought after residential location. The property offers spacious and versatile living accommodation throughout with ample parking and detached garage. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Kitchen, WC & Conservatory/Orangery extension to the ground floor with three bedrooms and family bathroom to the first floor.

Externally, the home benefits from block paved driveway fit to house several vehicles to the side elevation with further potential for parking to the front elevation subject to the necessary permissions. The rear enclosed garden benefits from lawned space with patio area also. Detached garage with light and power provides additional storage capacity.

### Entrance Porch

Accessed via composite door with tiled flooring and double glazed window to front elevation. Access to Lounge.

### Living Room

4.70m x 3.73m (15' 5" x 12' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Gas fireplace on raised hearth set in decorative surround forms the centre piece of the room.

### Kitchen

3.49m x 2.10m (11' 5" x 6' 11") Featuring a range of base cupboards and eye level units with complimentary worktops over and integrated appliances including; Gas oven, gas hob with accompanying extractor hood, fridge, freezer, dishwasher and inset stainless steel sink. There is further under counter plumbing for washing machine. Tiled flooring extends to dining area.

### Dining Room

3.51m x 2.42m (11' 6" x 7' 11") With double glazed French doors opening to the orangery, tiled flooring and wall mounted radiator. Access to WC.

### WC

### Orangery

Featuring UPVC double glazed surround, tiled flooring throughout and wall mounted radiator. Double glazed French doors access rear garden.

### First Floor

## Landing

Accessing all three bedrooms and the family bathroom, this carpeted space benefits from loft hatch access.

## Bedroom One

3.64m x 2.97m (11' 11" x 9' 9") With double glazed window to front elevation, wall mounted radiator and wood effect flooring. Two fitted cupboards over the stairs provide impressive storage capacity.

## Bedroom Two

3.54m x 2.45m (11' 7" x 8' 0") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

## Bedroom Three

3.51m x 2.10m (11' 6" x 6' 11") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

## Bathroom

2.45m x 1.70m (8' 0" x 5' 7") A tiled three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC. Ceiling fitted extractor unit, wall mounted radiator and double glazed obscured window to side elevation completes the space.

## Outside

Externally, the home benefits from block paved driveway fit to house several vehicles to the side elevation with further potential for parking to the front elevations subject to the necessary permissions. The rear enclosed garden benefits from lawned space with patio area also. Detached garage with light and power provides additional storage capacity.

## Council Tax

We understand that the property currently falls within council tax band B, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

## 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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92+) <b>A</b>                                     |                            |   |
| (81-91) <b>B</b>                                   |                            | 88  |
| (69-80) <b>C</b>                                   | 74                         |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |  |

Telephone: 01773 832355

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