



DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

£230,000

Tilling Close, DE56 2ND

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 820983

 DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Modern Semi Detached House
- 2 Bedrooms & 1 Reception
- Guest Cloakroom/WC
- 2 Car Driveway
- Quiet Cul De Sac Position
- No Chain
- Ideal First Time Buy Or Downsize
- View Without Delay

Property Description

An opportunity to acquire this superbly presented modern two-bedroom home, built by Peter James Homes within the last two years.

Main Particulars

An opportunity to acquire this superbly presented modern two-bedroom home, built by Peter James Homes within the last two years. Derbyshire Properties are delighted to offer for sale this beautifully presented modern end-of-terrace property, situated in a quiet residential cul-de-sac and enjoying a pleasant, private outlook to the rear elevation. Internally, the accommodation comprises a spacious lounge, guest cloakroom/WC and a superb dining kitchen to the ground floor. To the first floor, a landing provides access to two double bedrooms and a stylish contemporary bathroom suite. Externally, the property occupies a desirable corner plot position, benefitting from a private rear aspect and a superbly landscaped rear garden. We believe the property will be of particular interest to first-time buyers and those looking to downsize, and an early internal inspection is strongly recommended to avoid disappointment.

Living Room

Entered via a composite front door into this light and airy reception room featuring double-glazed windows to the front elevation, a wall-mounted radiator, wood-effect flooring and a carpeted staircase leading to the first-floor landing.

Guest Cloakroom/WC

Located between the living room and kitchen, this spacious cloakroom comprises a low-level WC and wall-mounted wash hand basin with tiled splashback. Finished with wood-effect flooring, wall-mounted radiator and ceiling-mounted extractor fan.

Kitchen/Diner

A beautifully appointed kitchen fitted with a range of wall and base-mounted shaker-style units with modern flat-edged work surfaces, incorporating a one-and-a-half bowl sink with mixer tap. Integrated appliances include an electric oven, four-burner gas hob with stainless steel extractor canopy, fridge/freezer, and space and plumbing for a washing machine. Additional features include under-cupboard lighting, wood-effect LVT flooring, wall-mounted radiator, double-glazed window and double-glazed French doors opening onto the rear garden.

First Floor

Landing

Accessed from the living room and benefiting from a ceiling-mounted loft access point and wall-mounted radiator.

Bedroom 1

A generously sized double bedroom with two double-glazed windows to the rear elevation, wall-mounted radiator and ample space for bedroom furniture.

Bedroom 2

A further double bedroom with double-glazed window to the front elevation, wall-mounted radiator and a useful built-in storage cupboard.

Bathroom

This beautifully presented modern bathroom suite comprises a low-level WC, pedestal wash hand basin and panelled bath with mains-fed shower and glass shower screen. Complemented by part-tiled walls, tiled flooring, chrome heated towel rail, ceiling spotlights, extractor fan and wall-mounted shaver point.

Outside

The property occupies a corner plot position with a tarmac driveway to the side elevation providing off-road parking for two vehicles. The front garden is low maintenance with paved areas and inset flowerbeds. The landscaped rear garden features a paved patio area, lawn, timber fence boundaries and gated rear access.

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.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		97
(81-91)	B		83
(69-80)	C		
(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	

Telephone: 01773 820983

DP DERBYSHIRE
PROPERTIES
= RAPIDLY LETTING =

www.derbyshireproperties.com