



£209,950

Netley Road, Derby DE24 5BB

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Modern Town House
- 3 Bedrooms
- Open Plan Living / Dining Kitchen
- Guest Cloakroom
- Off Street Parking
- Modern Kitchen
- Quiet Residential Location
- Ideal First Home
- No Chain
- Council Tax Band C

Property Description

An opportunity to acquire this well-presented three-bedroom, three-storey modern townhouse, located within a sought-after residential area.

Main Particulars

Derbyshire Properties are delighted to offer for sale this attractive three-bedroom, three-storey townhouse, finished with modern fixtures and fittings throughout.

The well-presented accommodation briefly comprises a spacious open-plan living kitchen and a guest cloakroom to the ground floor. To the first floor are two well-proportioned bedrooms and a contemporary shower room, while the principal bedroom occupies the second floor, a private and versatile space.

Externally, the property benefits from a low-maintenance paved frontage and a tarmac driveway providing off-street parking for two vehicles. To the rear is a thoughtfully landscaped garden featuring full-width composite decking areas and a central lawn, ideal for outdoor entertaining and family use.

We feel this property would be ideally suited to first-time buyers and young families alike, and an early internal inspection is highly recommended to fully appreciate the accommodation on offer.

Ground Floor

Entrance Hallway

Entered via a composite door to the front elevation, with staircase rising to the first-floor landing, vinyl floor covering and wall-mounted thermostat controls.

Open Plan Living Kitchen

Kitchen Area

Fitted with a range of wall and base-mounted units with roll-top work surfaces, incorporating a one-and-a-half bowl sink with mixer tap and tiled splashbacks. Integrated electric oven, four-ring gas hob with stainless steel extract canopy over. Space for fridge/freezer and under-counter plumbing for a washing machine. Breakfast bar with seating space, wall-mounted shelving, useful under-stairs storage alcove and double-glazed window to the front elevation.

Living Area

With double-glazed French doors opening onto the rear garden, wall-mounted radiator, TV point and internal door providing access to the guest cloakroom.

Guest Cloakroom/WC

Comprising low-level WC, corner-mounted wash hand basin, ceiling-mounted extractor fan and wall-mounted radiator.

First Floor

Landing

Accessed from the entrance hallway, with wood floor covering, secondary staircase to the second floor and internal doors providing access to two bedrooms and the shower room.

Bedroom 2

With double-glazed window to the rear elevation, wood floor covering, wall-mounted radiator and fitted wardrobes with integrated dressing table.

Bedroom 3

(Currently used as a study) featuring two double-glazed windows to the front elevation, wood floor covering and wall-mounted radiator.

Shower Room

Comprising low-level WC, vanity wash hand basin and large shower enclosure with mains-fed shower and complimentary glass screen. Part wall tiling, double-glazed obscured window, wood floor covering, heated towel rail and ceiling-mounted extractor fan.

Second Floor

Landing

Accessed from the first floor, with useful storage cupboard and internal door leading to:

Primary Bedroom

A spacious main bedroom featuring Velux skylights to the front and rear elevations, wall-mounted radiators, TV point, wood floor covering and fitted wardrobes providing ample storage and hanging space.

External

Outside

To the front elevation is a low-maintenance paved frontage providing two off-street parking spaces directly in front of the property. The rear garden has been thoughtfully landscaped and features two composite decking areas ideal for outdoor entertaining, a centrally positioned lawn, and 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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