



£209,950

Netley Road, Derby DE24 5BB

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## 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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