



£600,000

Ford Lane, Derby DE22 2EY

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Executive Detached Property
- 4 Double Bedrooms & 3 Receptions Rooms
- Substantial Plot With Extension Potential (Subject To Planning)
- Highly Regarded Location
- Ideal Family Purchase
- Huge Driveway & Double Detached Garage
- Landscaped Gardens
- View Absolutely Essential!
- COUNCIL TAX BAND F

## Property Description

An excellent opportunity to acquire this substantial four-bedroom detached residence, positioned on a generous plot in an exceptionally sought-after location. This impressive home offers spacious and versatile living accommodation throughout, making it ideal for families or those seeking room to grow. The sizeable plot provides excellent scope for future development, with potential for extensions to the front, side, and rear elevations, subject to the necessary planning permissions. Rarely do properties of this calibre, with such potential and in such a desirable location, become available on the market.

## Main Particulars

Derbyshire Properties are delighted to present for sale this substantial 1960s four-bedroom detached residence, occupying a generous plot in one of the area's most highly regarded locations.

Offering spacious and versatile accommodation throughout, the property presents an excellent opportunity for families or buyers seeking room to grow. The large plot also provides scope for future extensions to the front, side, and rear elevations, subject to the necessary planning permissions.

Internally, the property briefly comprises a welcoming and spacious reception hall, a large living room, an extended dining room, a guest cloakroom, an extended study, and a well-appointed kitchen. To the first floor, the landing leads to four well-proportioned bedrooms, a family bathroom, and an en-suite shower room to the master bedroom.

Externally, the property boasts beautifully landscaped gardens to both the front and rear, offering a wonderful outdoor setting. A driveway provides ample off-road parking and leads to a detached double garage.

Homes of this calibre, set within such a desirable location, are rarely available. An internal inspection is highly recommended to fully appreciate the space, potential, and setting on offer.

### Ground Floor

#### Entrance Hall

Accessed via UPVC door with adjoining obscured window from the front elevation into this light and airy reception hall. Decorative coving to ceiling, carpeted staircase to the 1st floor landing with under stairs storage cupboard and wall mounted radiator.

#### Guest Cloakroom/WC

With low-level WC, pedestal wash hand basin, wall mounted radiator and double glazed obscured window to the front elevation.

#### Large Living Room

3.35m x 6.83m (11' 0" x 22' 5") With double glazed window to the front elevation, decorative coving to ceiling, wall mounted radiators, TV point and UPVC patio doors to the rear elevation providing access onto the superb garden. The focal point of the room is a wall mounted living flame effect \*gas fire with attractive surround, marble backdrop and raised hearth. Internal double doors provide access to:-

#### Extended Dining Room

2.86m x 4.84m (9' 5" x 15' 11") Located between the kitchen and lounge is this spacious dining room with wall mounted radiator, decorative coving to ceiling and an extended bay to the rear elevation with windows and French doors allow for access onto the rear garden.

#### Kitchen

2.42m x 4.15m (7' 11" x 13' 7") Comprising of a range of all base mounted units with roll-top work surfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and complimentary splashback tiling. Integrated electric oven, electric hob with stainless steel extractor canopy over undercounter space and plumbing for both dishwasher and washing machine, space for fridge/freezer, wall mounted radiator, vinyl floor covering, double glazed window to the rear elevation and double glazed door leading out onto the side driveway.

#### Extended Study

4.24m x 2.55m (13' 11" x 8' 4") This room provides versatility and could be used as a downstairs bedroom or even playroom. With two double glazed windows to the front elevation, wall mounted radiator and decorative coving to ceiling.

#### First Floor

##### Landing

Accessed via the main entrance hall with wall mounted radiator, ceiling mounted loft access point and linen storage cupboard.

##### Bedroom 1

3.45m x 3.18m (11' 4" x 10' 5") With double glazed window to the front elevation, wall mounted radiator and decorative coving to ceiling.

##### En-suite

This re-fitted en-suite bathroom comprises of a WC, large vanity unit and shower enclosure with main fed, shower and attachment over. Wall mounted radiator part tiling to walls and double glazed window to the front elevation.

##### Bedroom 2

3.35m x 3.22m (11' 0" x 10' 7") With double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

##### Bedroom 3

2.65m x 3.44m (8' 8" x 11' 3") With double glazed window to the rear elevation overlooking the rear garden, wall mounted radiator and fitted double wardrobe.

##### Bedroom 4

2.86m x 2.44m (9' 5" x 8' 0") With double glazed window to the rear elevation, wall mounted radiator and fitted single wardrobe.

##### Family Bathroom

2.81m x 1.75m (9' 3" x 5' 9") Comprising of a three-piece white suite containing WC, vanity unit and panelled bath with wall mounted electric shower and attachment over. Fully tiled walls, double glazed obscured window and wall mounted radiator.

External

Outside

The substantial frontage and garden comprises of a large lawn with hedgerow boundaries to neighbouring properties and a huge block paved driveway providing parking for numerous vehicles and providing access to a large brick built detached double garage, with up and over door.

The beautifully landscaped rear garden offers a full width paved patio, large lawn, stocked flowerbeds and borders all enclosed by timber fence boundaries and additional conifer screening to the rear elevation. Outside tap, security lighting and side access pathways.

Additional Information

\*The gas fire in the living room has been disconnected by the current owners.

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+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(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 2002/91/EC	

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