



£159,950

Sandringham Road, Derby DE21 4EY

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Well-presented two double bedroom semi-detached home
- Generous corner plot with potential to extend (STPP)
- No upward chain
- Modern refitted kitchen and contemporary bathroom
- Spacious living room plus useful utility area
- Off-road parking for two to three vehicles
- Attractive wraparound corner gardens

## Property Description

Well-presented two double bedroom semi-detached home occupying a generous corner plot and benefits from off-road parking and gardens.

## Main Particulars

Well-presented two double bedroom semi-detached home, occupying a desirable corner plot with clear potential to extend, subject to the necessary planning consent.

The property has been significantly improved in recent years, including a stylish refitted kitchen and modern bathroom suite. Internally, the accommodation is arranged over two floors and comprises an entrance hall, spacious living room, and a useful utility area.

To the first floor are two well-proportioned double bedrooms alongside the updated family bathroom.

Externally, the home benefits from generous wraparound corner gardens and off-road parking providing space for two to three vehicles.

There is a wide range of local amenities including shops, cafés, well-regarded schools and leisure facilities, all within close proximity. An early viewing is essential.

### Location

Sandringham Road is well situated for excellent transport links including easy access to the A52, A6 and M1, making it ideal for commuters.

There is a wide range of local amenities including shops, cafés, well-regarded schools and leisure facilities, all within close proximity. The area also benefits from nearby green spaces and countryside walks, combining convenience with a pleasant suburban setting.

### Ground Floor

#### Entrance Hallway

#### Living Room

#### Dining Kitchen

#### Utility Room

### First Floor

#### Bedroom One

Bedroom Two

Bathroom

External

Gardens & Driveway Parking

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.



DERBYSHIRE PROPERTIES



DERBYSHIRE PROPERTIES




DERBYSHIRE PROPERTIES



DERBYSHIRE PROPERTIES



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(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	

Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN LETTERING =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)