





This fully renovated and refurbished property, offered with no chain, will have additional improvements completed by the end of July 2025, including the installation of air vents, cavity wall insulation, and trickle vents on the windows.

Upon entering through a brand-new composite front door, the porch sets a welcoming tone with durable panelled flooring. Inside, the lounge is bright and inviting, featuring a bay window, a modern media wall, and integrated lighting, with a staircase leading to the first floor and handy understairs storage. The open-plan layout flows into a stylish kitchen diner, fitted with integrated AEG appliances, a breakfast bar with downlighting, French doors opening to the rear garden, and Karndean parquet-style flooring that enhances the contemporary feel.

Upstairs, the landing provides loft access and houses the central heating boiler in an airing cupboard. The three bedrooms are well-proportioned, each with UPVC windows and panelled flooring, while the third bedroom also includes built-in wardrobes and a TV aerial point. The family bathroom is beautifully finished with a modern three-piece suite, rainfall shower, vanity basin, and chrome fixtures, all complemented by sleek tiling and recessed lighting.

Outside, the rear garden is thoughtfully landscaped with a lawn, Indian stone patio, and raised timber decking that offers a perfect spot for relaxing or entertaining. New fencing with concrete posts provides privacy, while a side entrance leads to the front of the property via a slate-pebbled pathway.

Ideally positioned, it enjoys convenient access to a wide range of local amenities including schools, sports and leisure facilities, supermarkets, shops, restaurants and bars. The property is well-connected, with the nearby A50 providing links to the M1 and M6, and easy commuting to Derby.



Porch

Welcoming you into the home is a brand-new composite front door, offering both style and security. The porch features durable panelled flooring throughout, providing a practical and attractive entrance space. An internal door leads through to the main living area.

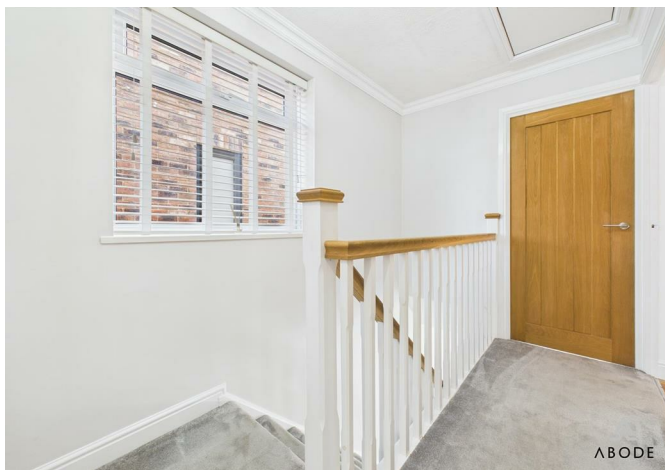
Lounge

A welcoming entrance featuring a UPVC double glazed bay window to the front elevation, allowing for plenty of natural light. A straight staircase rises to the first-floor landing, with a useful understairs storage space.

This space also benefits from a focal-point media wall, perfect for a modern entertainment setup, along with spotlighting to the ceiling, switch-controlled feature lighting, and housing for the electric meter and fibre broadband connection point. A door leads through to the kitchen diner, completing the open and functional ground floor layout.







Kitchen/Diner

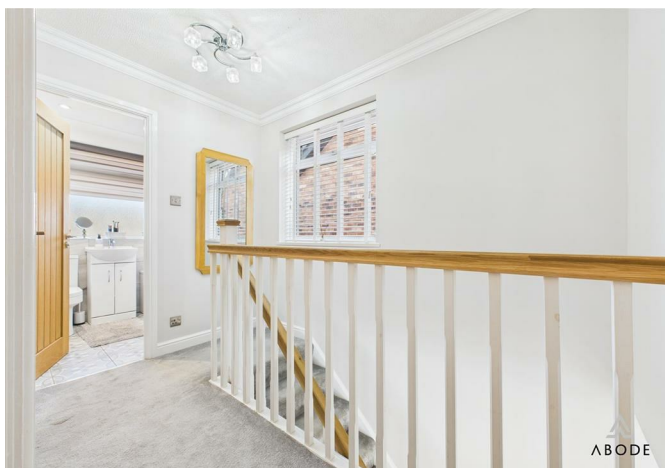
The heart of the home, this stunning, fully refurbished kitchen diner offers a contemporary and stylish space ideal for modern family living and entertaining. A UPVC double glazed window overlooks the rear garden, while a set of matching French doors open directly onto the Indian stone patio, seamlessly blending indoor and outdoor living.

The kitchen features a wide range of matching eye and low-level cupboards and drawers with sleek drop-edge work surfaces. Integrated AEG appliances include a four-ring hob with stainless steel extractor hood, electric oven and grill, and a built-in dishwasher. A stainless steel sink with spray mixer tap is perfectly positioned beneath task lighting, and a breakfast bar with feature downlighting provides additional seating and prep space.

There is also space and plumbing for under-counter white goods. The room is finished with stylish Karndean parquet design flooring, LED downlighting, ceiling spotlights, and a central heating radiator, creating a bright and welcoming atmosphere throughout.

Landing

Featuring a UPVC double glazed window to the side elevation, the landing provides access to the loft via a hatch with pull-down ladder. An airing cupboard houses the gas central heating boiler. Elegant oak doors lead to the bedrooms and bathroom.



Bedroom One

A bright and airy double bedroom with a UPVC double glazed window overlooking the rear garden. Benefits from a central heating radiator and stylish panelled flooring throughout.

Bedroom Two

Located at the front of the property, this bedroom features a UPVC double glazed window, central heating radiator and panelled flooring, creating a traditional and cohesive feel.

Bedroom Three

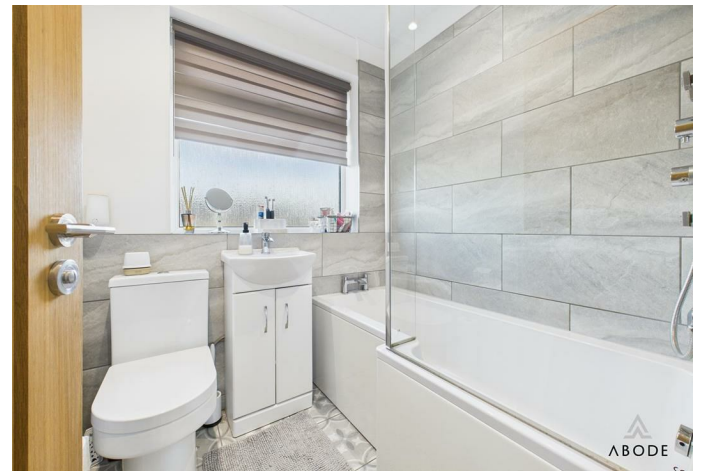
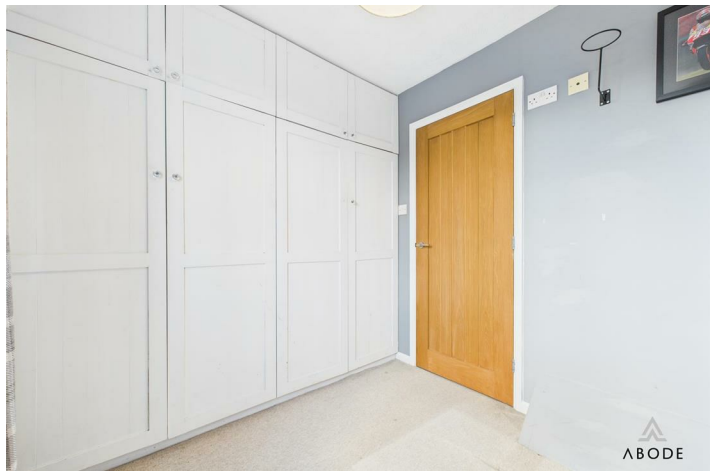
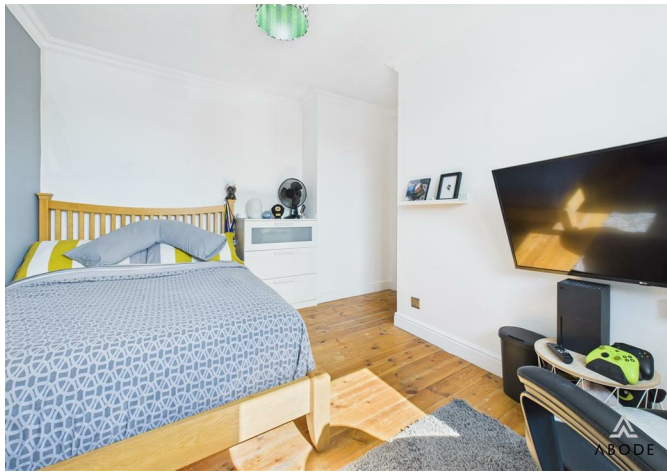
A versatile room with a UPVC double glazed window to the front elevation, central heating radiator, and panelled flooring. Includes built-in wardrobes offering ample storage with hanging rails and eye-level shelving, plus a TV aerial point.

Bathroom

A well-appointed family bathroom with a frosted UPVC double glazed window to the rear. Comprises a contemporary three-piece suite including a low-level WC with continental flush, vanity-style wash hand basin with mixer tap, and a panelled bath with overhead rainfall shower. Finished with stylish wall and floor tiling, chrome heated towel rail, and recessed ceiling spotlights.

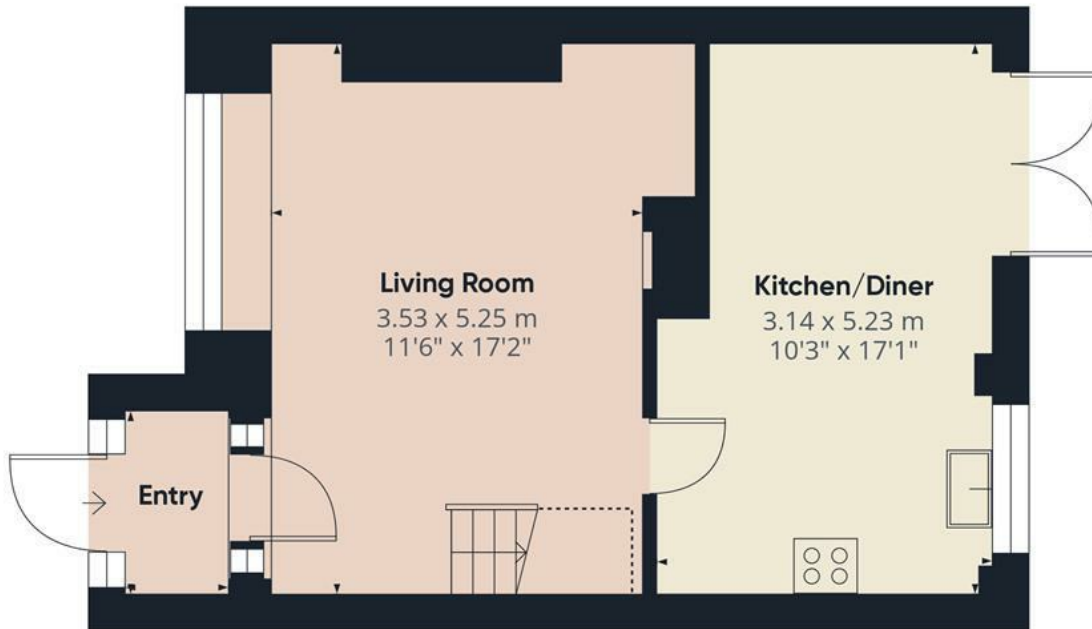
Outside

The rear garden is beautifully presented, featuring a neatly laid lawn and a spacious patio area finished with elegant Indian stone paving. A raised timber deck offers the perfect suntrap for relaxing or entertaining. Recently installed fencing with durable concrete posts ensures both privacy and security. A side entry provides convenient access to the front of the property, with attractive slate pebbles enhancing the pathway.

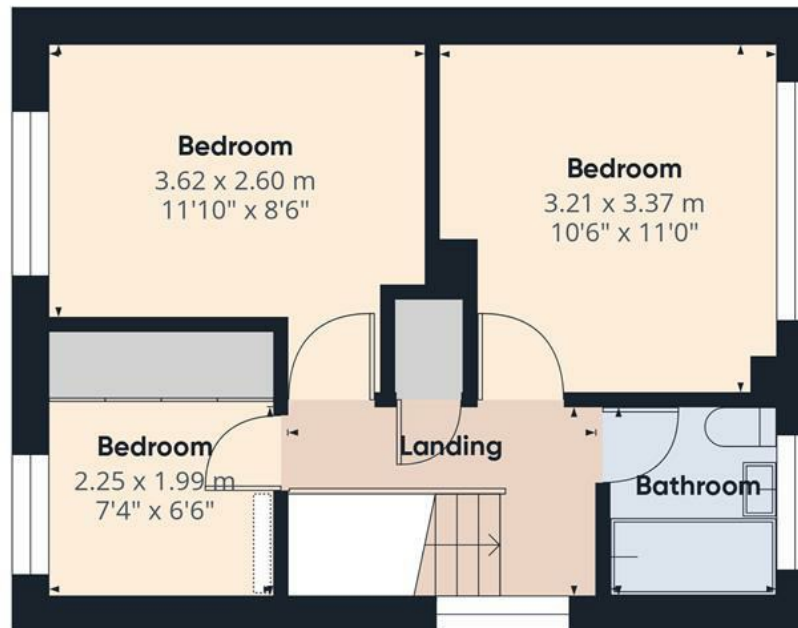








Floor 0



Floor 1

Approximate total area⁽¹⁾

70 m²

754 ft²

Reduced headroom

1.4 m²

15 ft²

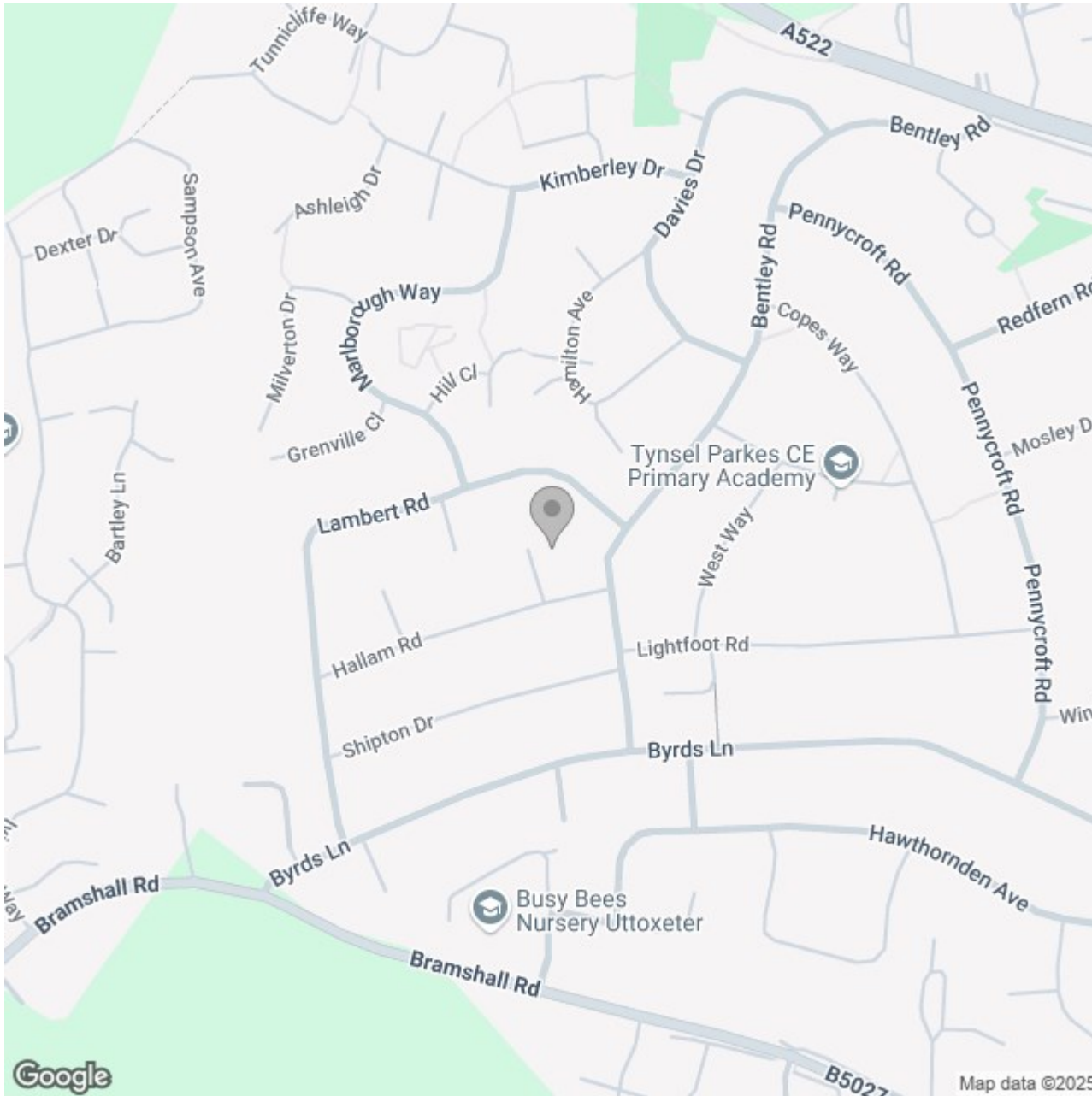
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 