



Namur Close
Derby

Offers Over £240,000



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Derby

With a kitchen diner, fantastic sized lounge, a conservatory and three good sized bedrooms, this home has plenty of space for the family and has driveway parking for multiple cars including a garage.

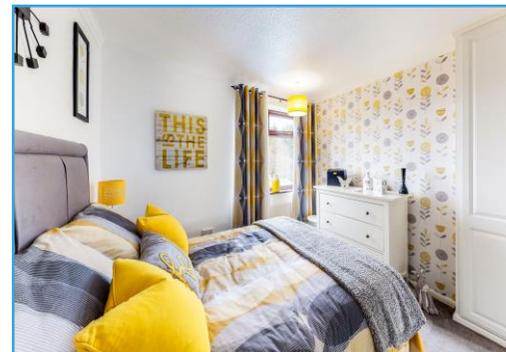
On entering the property the hallway leads to the downstairs rooms. The lounge is a fantastic size, has a gas fire with a marble surround and leads through sliding doors to a great sized conservatory which has plenty of space for extra seating or dining. This then leads out onto the back garden. The kitchen is to the rear of the property, has an integrated fridge-freezer, plenty of space and also room for a breakfast area. There is access to the single garage from the kitchen. On heading upstairs the downstairs WC is situated to the right, which comprises of a WC and a built in corner sink which has been recently refurbished. Upstairs the master bedroom is a fantastic size with plenty of built in wardrobe space and looks out over the back garden.

The second double bedroom also has fitted wardrobes and is to the back of the property. The third bedroom again is a great size with a fitted wardrobe and sits to the front of the house. The modern family bathroom comprises of a p shaped bath with shower over, a built in sink and toilet unit and a heated towel rail. There is access to the partly boarded loft via a ladder. There is a storage cupboard on the landing which houses the combi boiler. Outside to the front of the property is a large driveway for multiple cars, a single garage and well maintained garden areas. With being a corner plot there is a lawned area on both sides of the driveway.



The back garden is also well looked after with a patio area for seating, a lawned area and a shed at the bottom of the garden.

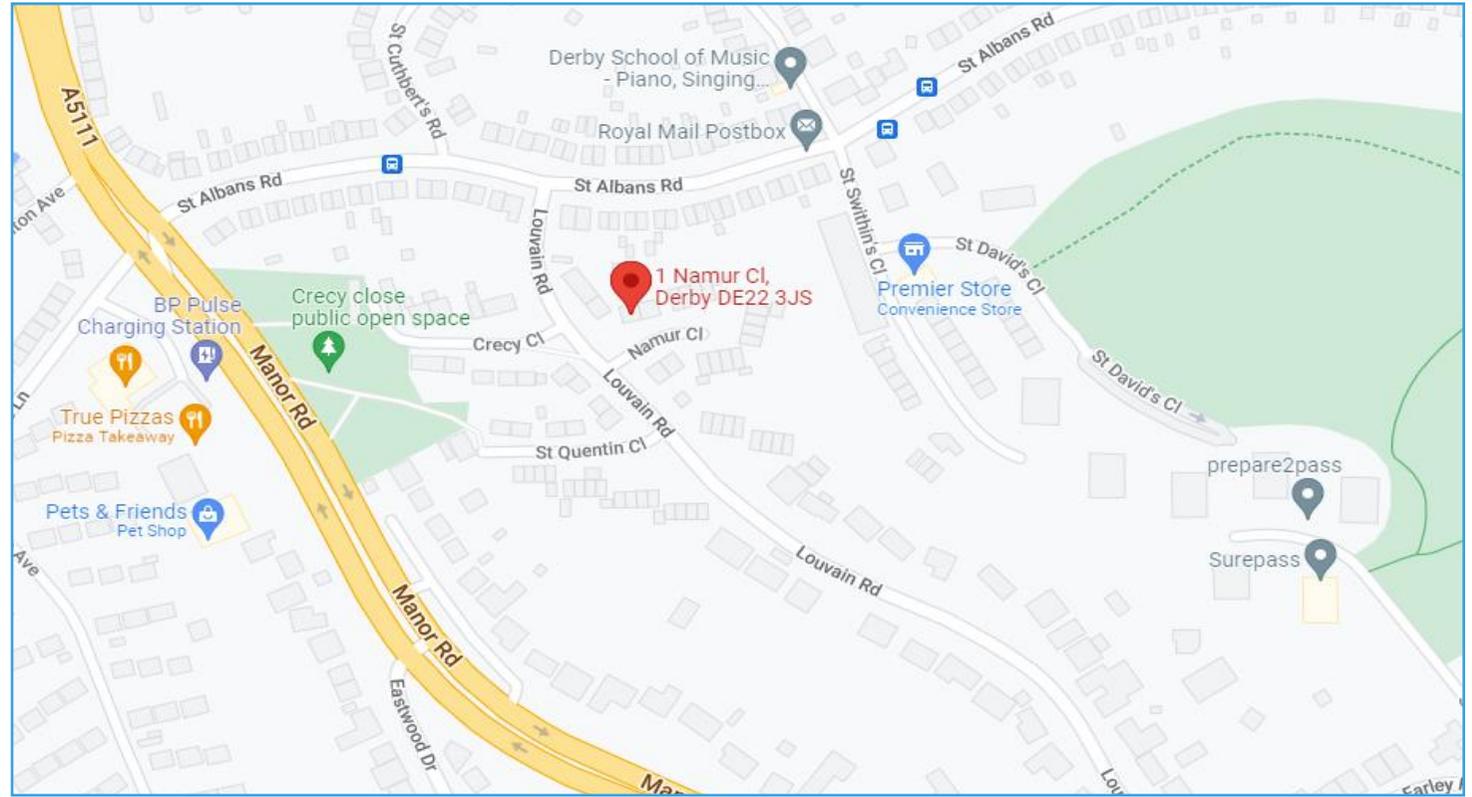
Why you will love this home - With plenty of parking, well maintained gardens and plenty of living space, this house makes a lovely home for a couple or a family!



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This is a great location, it is just a few minutes walk to the Royal Derby Hospital as well as the local supermarket and restaurant as well as being close to Kingsway Retail Park. For transport, it is just a short drive and you can be on the Inner Ring Road or the A38 heading towards the M1 or A50. The local bus stop is just a few minutes walk from the property with busses frequently running into Derby City Centre and Burton town centre. Just a 5 minute drive from the property there is Markeaton Park as well as Foresters Retail Park.



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors

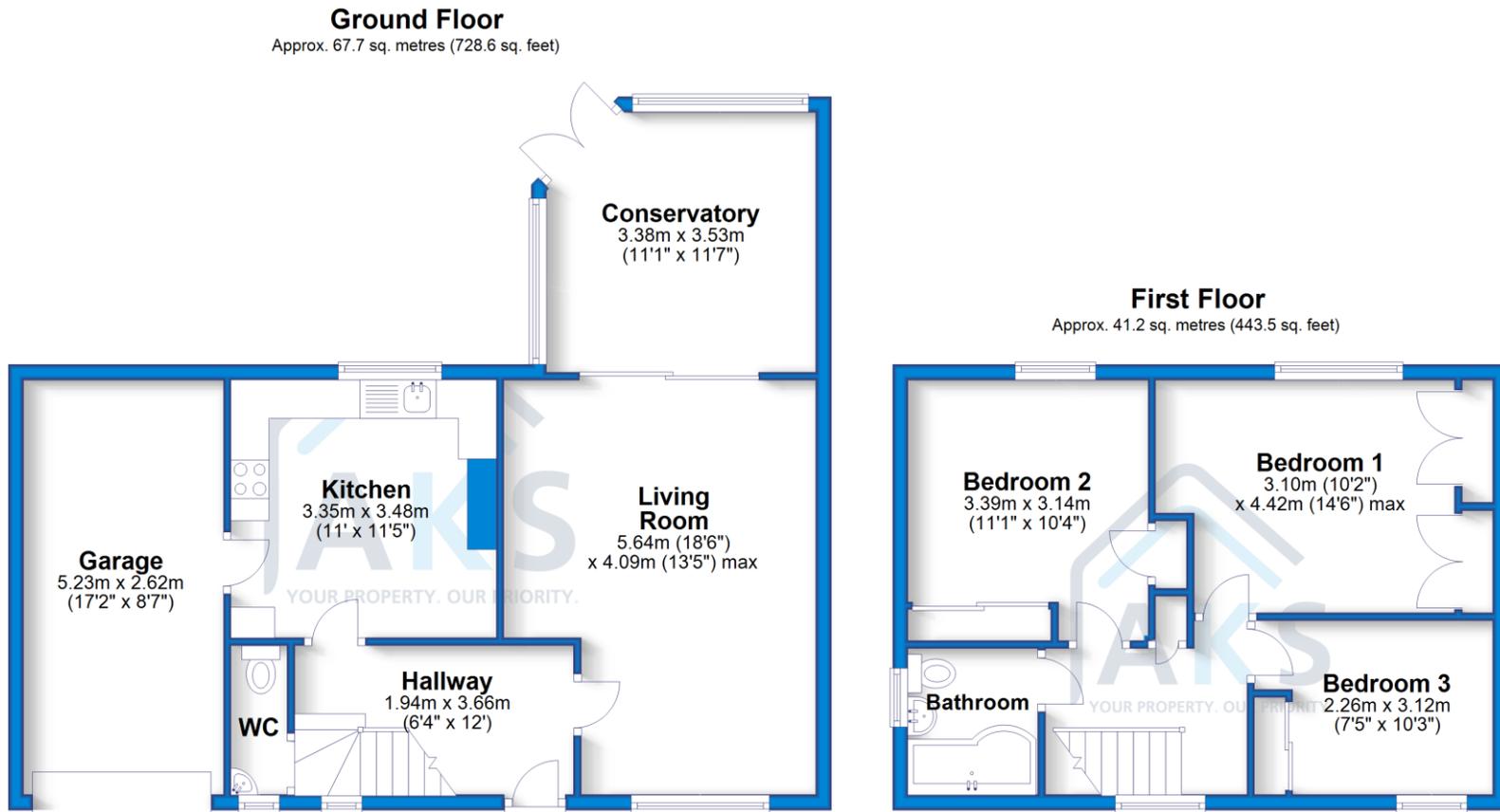


Help for sellers

If you're thinking of selling, we'd love to help you.



The Floor Plan



Total area: approx. 108.9 sq. metres (1172.1 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.