



Derby Road,  
Lenton, Nottingham  
NG7 2EB

**£475,000 Freehold**



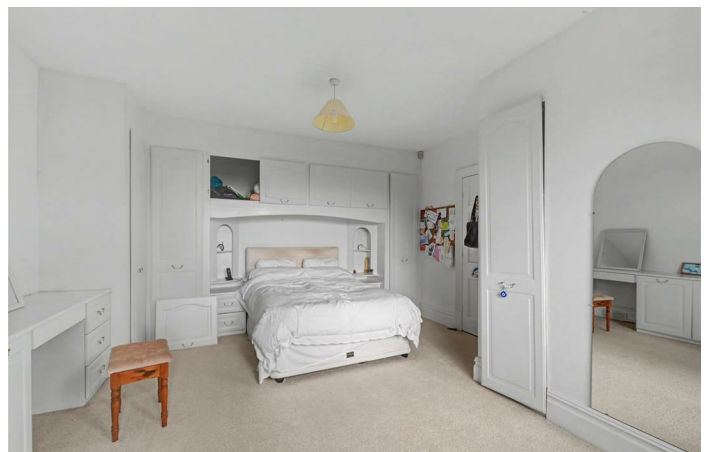
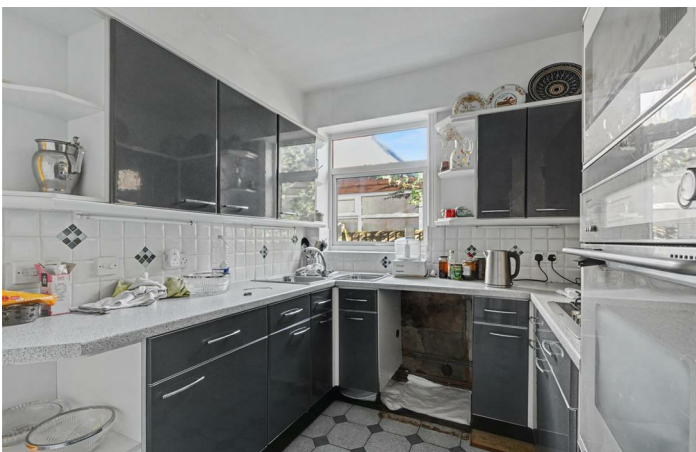
Situated on Derby Road in Nottingham, this detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The generous layout provides ample living space, allowing for both relaxation and entertaining.

As you enter, you are greeted by a bright and airy atmosphere, enhanced by large windows that invite natural light to fill the rooms. The well-proportioned bedrooms offer versatility, whether you need space for children, guests, or a home office. The detached nature of the house ensures privacy and a sense of independence, making it a perfect retreat from the hustle and bustle of daily life.

One of the standout features of this property is the absence of a chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.

The location on Derby Road is not only convenient but also offers a vibrant community atmosphere. Residents can enjoy easy access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

In summary, this four-bedroom detached house on Derby Road presents a wonderful opportunity for anyone looking to establish a home in Nottingham. With its spacious interiors, prime location, and the benefit of no chain, this property is sure to attract considerable interest. Do not miss the chance to make this delightful house your new home.



### Porch

Double doors with flanking window, tiled flooring, window to the side and further door and window to the entrance hall.

### Entrance Hall

With stairs to the first floor, radiator, and doors to the WC, dining room, lounge and sitting room.

### Sitting Room

12'7" x 11'11" (3.85m x 3.65m )

A carpeted reception room, gas fire with Adam-style mantle, UPVC double glazed window to the front and radiator.

### Lounge

22'0" x 13'11" (6.71m x 4.26m )

A carpeted reception room, double glazed window to the side, UPVC double glazed French doors with flanking windows to the rear patio.

### Dining Room

10'8" x 10'7" (3.26m x 3.25m )

Tiled flooring, UPVC double glazed window to the side, built-in storage cupboard, a door to the kitchen.

### Kitchen

10'8" x 7'11" (3.26m x 2.43m )

Fitted with a range of wall, base and drawer units, work surfaces, double sink with drainer and mixer tap, integrated electric oven, microwave and gas hob with air filter over, tiled flooring and splashbacks, integrated fridge and space for a dishwasher, radiator, UPVC double glazed window to the side and door to the utility room.

### Utility Room

10'5" x 5'10" (3.2m x 1.8m )

Wall and base units, work surface, sink with drainer and mixer tap, tiled flooring and splashback, plumbing for a washing machine, UPVC double glazed door to the side, and UPVC double glazed window to the other side, and door to the office.

### Office

12'10" x 10'5" (3.92m x 3.2m )

A carpeted reception room with UPVC double glazed window to the rear and side, radiator and UPVC double glazed door to the rear.

### WC

Fitted with a WC, wall mounted wash-hand basin, tiled flooring and splashbacks, and UPVC double glazed window to the side.

### First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to the WC, bathroom, and four bedrooms.

### Bedroom One

16'10" x 13'11" (5.15m x 4.26m )

A carpeted double bedroom with fitted wardrobes and drawers, radiator, UPVC double glazed windows to the rear and side, and door to the en-suite.

### En-suite

Fitted with a shower, wash-hand basin inset to vanity unit, tiled flooring and splashback.

### Bedroom Two

12'5" x 11'10" (3.81m x 3.62m )

A carpeted double bedroom with UPVC double glazed window to the front and side, and radiator.

### Bedroom Three

9'3" x 8'9" (2.82m x 2.68m )

A carpeted bedroom with UPVC double glazed window to the front and radiator.

### Bedroom Four

10'8" x 8'0" (3.27m x 2.44m )

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a four-piece suite comprising: panelled bath with mains shower over, pedestal wash-hand basin, WC, bidet, tiled flooring and splashbacks, UPVC double glazed window to the side, radiator, extractor fan, electric shaver point, and a built-in storage cupboard.

### Separate WC

Fitted with a WC, tiled flooring, part tiled walls, and UPVC double glazed window to the side.

### Outside

To the front the of the property you will find a large pressed concrete driveway, lawned front garden, a range of mature trees and shrubs, and gated side access leading to the generous rear garden, which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, and stocked beds and borders.

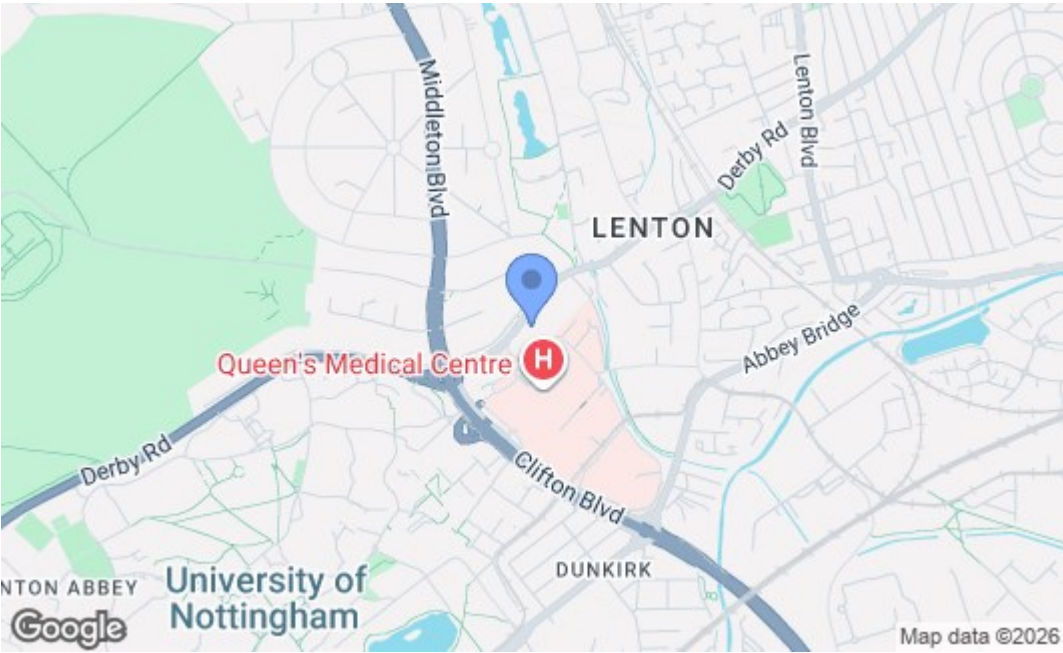
### Garage

15'8" x 9'2" (4.8m x 2.81m )

Up and over garage door to the front, pedestrian door and window to the side, light and power.



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.