



£340,000

Lochinvar Close, Derby DE21 7QS

Detached House | 3 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Beautiful Detached Home
- 3 Bedrooms
- Superb Open Living Kitchen
- En- Suite & Guest WC
- Quiet Cul De Sac Position
- Driveway & Garage
- Modern Decor Throughout
- Landscaped Rear Garden
- Viewing Essential
- COUNCIL TAX BAND C

Property Description

New to the market is this exceptionally presented modern three bedroom detached home occupying quiet cul-de-sac position with superb countryside views.

Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented and spacious three bedroom detached family home located within a quiet family orientated cul-de-sac position.

The property briefly comprises of :- spacious entrance hall, guest cloakroom, lounge and open plan living kitchen. To the first floor a landing provides access to 3 bedrooms, family bathroom and en-suite shower room to the master bedroom. Externally the property has a driveway and garage to front elevation and a private enclosed rear garden.

We believe the property will ideally suit young families and an early internal inspection should be undertaken to avoid disappointment

Entrance Hallway

Entered via composite door from the front elevation, double glazed window to side elevation, wall mounted radiator, LTV floor covering, staircase to 1st floor landing with under stairs storage cupboards.

Lounge

Located to the front aspect is this well proportion lounge with double glazed window to the front elevation, wall mounted radiator, shelving, and LTV floor covering. The focal point of the room is a floor to ceiling feature wall with illuminated backdrop and TV point.

Guest Cloakroom/WC

Located underneath the stairs and access by the kitchen comprising of a low-level WC, slimline vanity unit, double glazed obscured window and LTV floor covering.

Open Plan living/Kitchen/Diner

With double glazed windows and doors to the rear and side elevations providing high levels of natural light. The beautifully designed kitchen incorporates numerous wall and base mounted contrasting storage cupboards incorporating a single sink drain unit with mixer taps. Numerous appliances to include fridge/freezer, electric oven, convection microwave oven, induction hob with modern extractor over, dishwasher and washing machine. Spotlighting to ceiling, Velux window, LTV floor covering and wall mounted radiator.

First Floor

Landing

Accessed via the main entrance hallway with double glazed window to the side elevation and ceiling mounted loft access point.

Bedroom 1

With double glazed window to the front elevation providing elevated views of the surrounding countryside. Wall mounted radiator, spotlighting to ceiling and fitted double wardrobe.

En-Suite

This modern three-piece en-suite shower room comprises of an encased WC, wall mounted circular sink with embedded taps and separate shower enclosure with mains fed shower and attachment. Spotlights and extractor fan to ceiling, wall mounted heated towel rail and vinyl floor covering.

Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator, fitted double wardrobe and feature wall with attractive panelling.

Bedroom 3

Double glazed window to the front elevation, wall mounted radiator and TV point.

Bathroom

Comprising of a modern three-piece suite to include encased WC, attached vanity unit with inset sink and panelled bath with mains fed shower and attachment over with complimentary glass shower screen. Spotlights and extractor fan ceiling, part wall tiling, wall mounted chrome heated towel rail and double glazed obscured window.

Outside

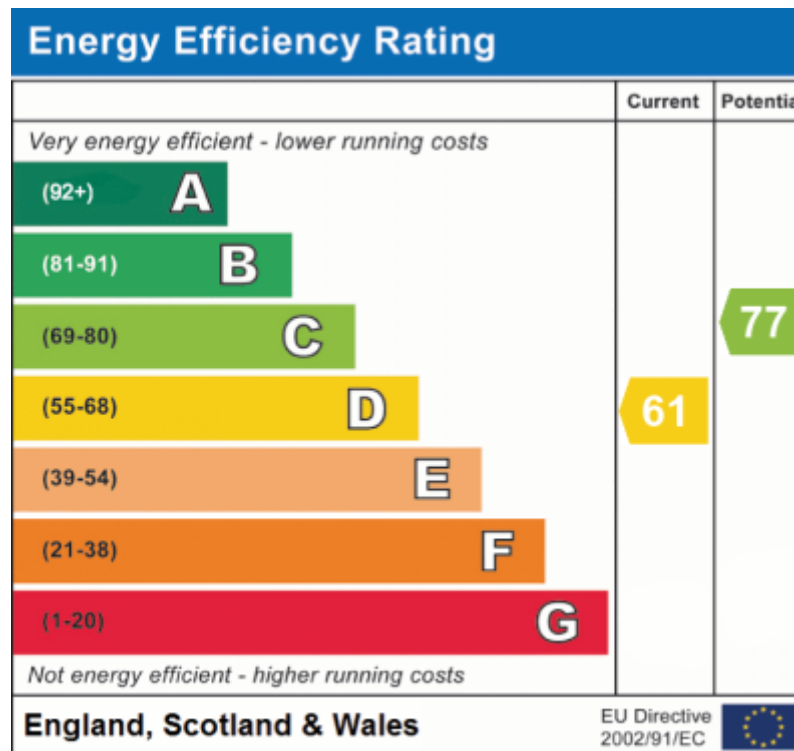
To the front elevation is a driveway providing parking for a vehicle and providing access to an attached brick built garage with up and over door light and power. The rear garden offers an Indian sandstone full width patio and a garden that is mainly laid to Lawn all enclosed by new timber fenced boundaries and having outside lighting, power and tap.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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