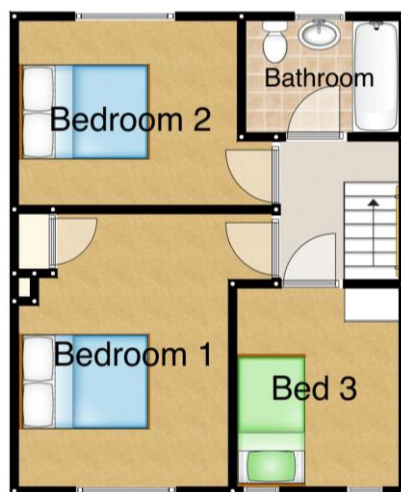




**6 Hampshire Road,
Derby, DE21 4EG**

A good size three bedroom family home, with a spacious kitchen/diner which backs onto the private rear garden. The first floor is also very roomy due to extending over the alleyway at the side, which allows well proportioned bedrooms and a spacious family bathroom. The property is situated at an elevated position from the road, which gives a high degree of privacy and also a superb view over the Racecourse and City in the distance. There is a gas combination boiler fueling the central heating and hot water, UPVC double glazed windows and a very large timber workshop which would make an excellent mancave, hobby room, office or the like. There is also a substantial timber summerhouse with an adjacent outdoor



£159,950

Entrance Hall

Hardwood front door leading to an entrance hall with a staircase to the first floor and a door to the sitting room.

Sitting Room 13' 11" x 11' 0" (4.24m x 3.35m)

UPVC double glazed window to the rear, a wall mounted gas fire, TV point, a central heating radiator and a door to the kitchen at the rear.

Kitchen/Diner 14' 1" x 14' 7" (4.29m x 4.44m)

L shaped kitchen/diner fitted with a range of modern kitchen units including solid wood worksurfaces, a stainless steel sink/drain, plumbing for a washing machine, space for a tall fridge freezer and a range style gas cooker with an extractor hood over. There is also a good size dining area, a central heating radiator, storage under the stairs, a UPVC double glazed back door and two UPVC double glazed windows to the rear.

Bedroom 1 12' 10" x 10' 1" (3.91m x 3.07m)

UPVC double glazed window to the front and a central heating radiator.

Bedroom 2 10' 5" x 8' 8" (3.17m x 2.64m)

UPVC double glazed window to the rear and a central heating radiator.

Bedroom 3 9' 4" x 7' 8" (2.84m x 2.34m)

Two UPVC double glazed windows to the front, fitted wardrobes and a central heating radiator.

Bathroom 7' 3" x 5' 3" (2.21m x 1.60m)

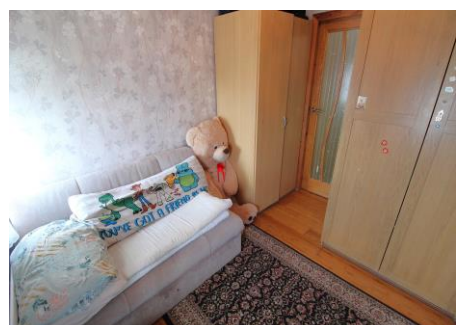
Three piece suite including a corner bath with hand shower attachment, a pedestal wash basin and a WC. There is also tiling to the floor and walls, a central heating radiator and a UPVC double glazed window to the rear.

Summerhouse 9' 2" x 8' 4" (2.79m x 2.54m)

With power and lighting.

Workshop 20' 0" x 7' 0" (6.09m x 2.13m)

With power and lighting.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

