

Holdere

A Modern Estate Agent



19 Howard Drive, Derby, DE74 2AG

Offers over £490,000

Holdere are pleased to showcase this beautiful six bedroom, detached home located on a quiet no through road, ideally positioned within a highly desirable development on the outskirts of Kegworth village. Built by Bellway Homes, the property boasts high quality finishes throughout, having undergone many upgrades, including the recent installation of a brand new kitchen, making it perfectly suited for the modern family.

Summary

Upon entering the property through the spacious entrance hallway, you gain access to all ground floor accommodations and the stairwell leading to the first floor.

The centerpiece of this home is the brand new fitted dining kitchen complete with island/breakfast bar. This creates a fantastic social area and is equipped with a variety of base and eye-level units. Integrated appliances include an induction hob fitted to the island, two eye level ovens, inset sink/drainage, a larger fridge, a dishwasher, and French doors that open to the rear garden, complemented by two Velux skylights. Adjacent to this is the utility room, featuring a double-glazed stable door to the side elevation, plumbing for a washing machine and tumble dryer, integrated freezer, sink/drainage, and a cupboard that houses the boiler.

The Lounge offers additional living space for the entire family to enjoy, featuring dual aspect and double French patio doors that open onto the rear garden. Rounding out the ground floor accommodations are two more reception rooms: the Study and the Dining Room, which provide versatile living areas to meet the needs of the buyers.

Ascend to the first floor where you will discover four bedrooms, including a master suite with an en-suite bathroom and a family bathroom. The master bedroom features fitted wardrobes with mirrors and an en-suite that includes a walk-in shower, a low flush toilet, and a wash hand basin. The family bathroom boasts a double shower with floor-to-ceiling tiles, a separate bathtub, a low-level toilet, a pedestal sink with a tiled splashback, and a heated towel rail.

Ascending to the second floor where you will discover two additional double bedrooms; these could serve as a superb master bedroom along with another bathroom on this level. The bathroom features a bathtub, a velux window facing the rear elevation, a low flush toilet, and a wash hand basin.

Outside you will find the large driveway which is situated on the side of the property, offering plenty of off-road parking for vehicles, which leads to the double garage. One half of the garage has been converted and can be accessed through the garden/drive respectively, making it perfect for use as a gym, study, or playroom. The garden has been beautifully landscaped, creating an excellent area

to enjoy during the summer months, featuring two prominent decking areas, planted borders, and the remainder laid to lawn.

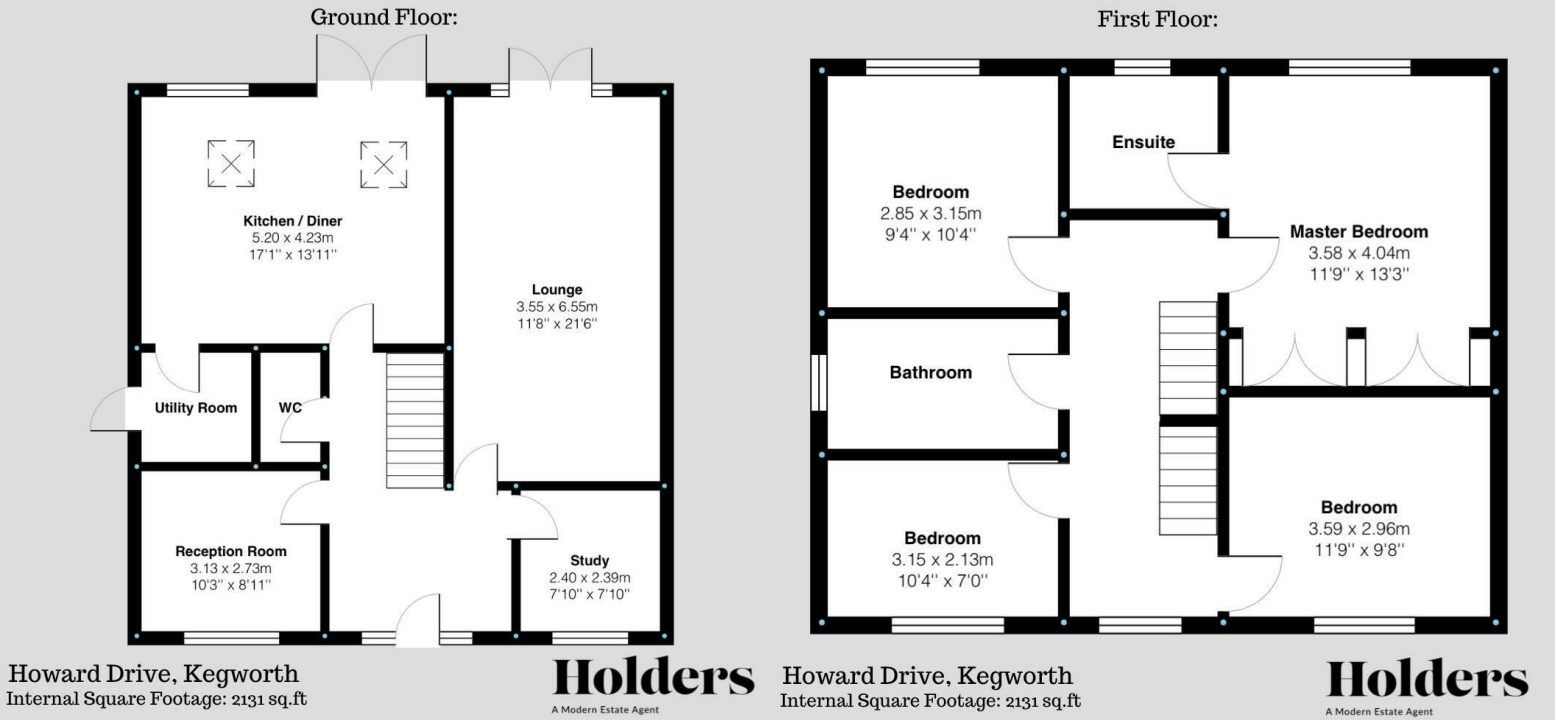
Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

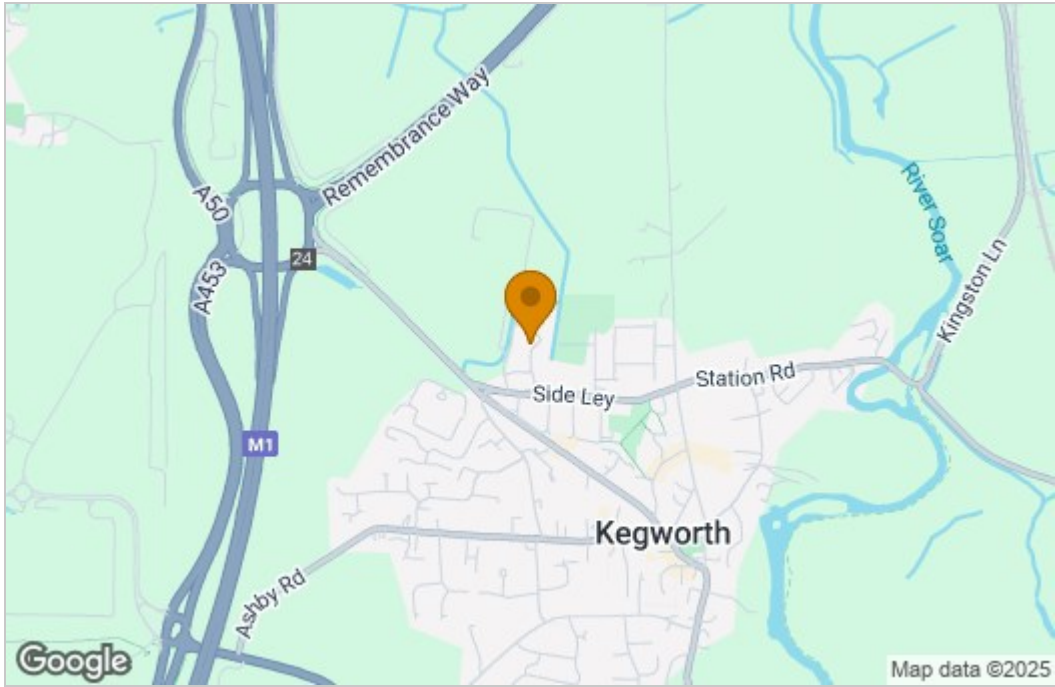
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

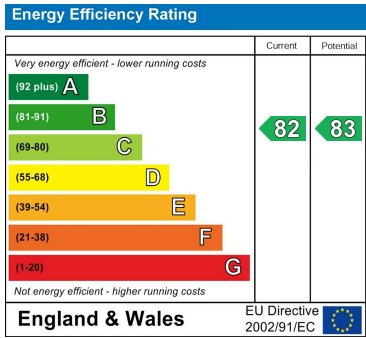
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.