

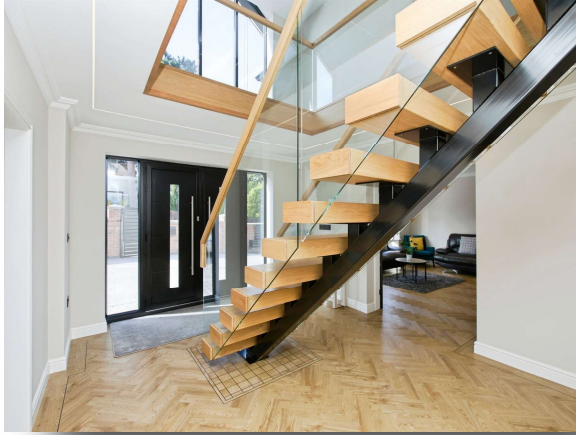


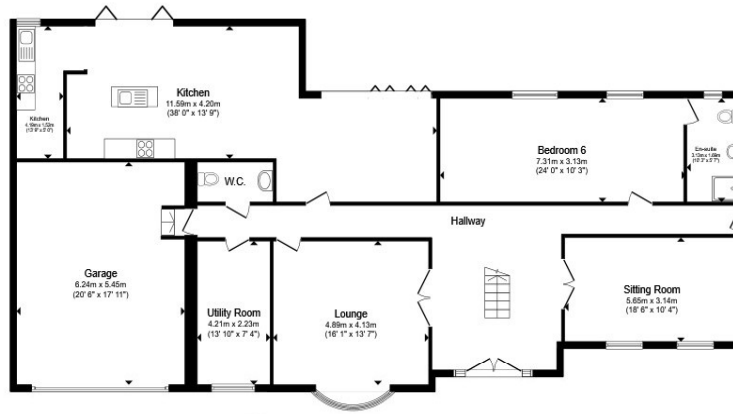
West Bank Avenue, Derby DE22 1AQ

welcome to

West Bank Avenue, Derby

GUIDE PRICE £900,000 - £950,000 An exceptional six-bedroom detached residence on prestigious West Bank Avenue, extensively remodelled to offer luxurious family living. Featuring a stunning open-plan living kitchen, three bathrooms, smart home technology, gated driveway, double garage and gardens.





Ground Floor



First Floor

Total floor area 377.2 m² (4,060 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



About The Area

Reception Hall

Lounge

Family Room

Open-Plan Living Kitchen

Preparation Kitchen

Utility Room

Guest Bedroom Suite

Principal Bedroom

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Bedroom Six

Home Office

Family Bathroom

Double Garage

welcome to

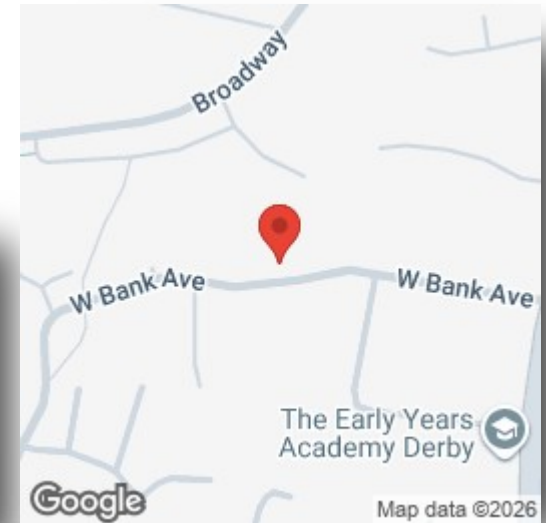
West Bank Avenue, Derby

- Prestigious West Bank Avenue location close to Darley Park
- Six bedrooms and three bathrooms including a ground floor guest suite
- Spectacular open-plan living kitchen with separate preparation kitchen
- Electric gated entrance, extensive driveway and integral double garage

Tenure: Freehold EPC Rating: C
Council Tax Band: G

guide price

£900,000



view this property online bagshawsresidential.co.uk/Property/DBY122204



Property Ref:
DBY122204 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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GUIDE PRICE £900,000 - £950,000

Situated on one of Derby's most desirable residential addresses, this outstanding six-bedroom detached home has been comprehensively remodelled and extended to create a substantial family residence combining elegant design, premium finishes and modern technology.

Approached through remote-controlled electric gates, the property occupies a private plot with ample parking, an integral double garage and landscaped gardens. The impressive reception hall features a striking oak and glass staircase, while the heart of the home is a spectacular open-plan kitchen, dining and family room with bespoke cabinetry, Bosch appliances, sintered stone worktops, a waterfall island and bi-fold doors. A preparation kitchen and utility room add practicality.

Offering almost 4,000 sq ft of accommodation, the property includes a ground floor guest suite with en-suite, a luxurious principal suite, four further bedrooms, a home office and family bathroom. Enhanced by dual boilers, zoned underfloor heating, CCTV and smart security systems.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Please note the marker reflects the
postcode not the actual property



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1
2DG



bagshawsresidential.co.uk