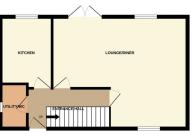




30 Derwood Grove, Werrington PE4 5DD

£275,000













\*\*\* RECENTLY RENNOVATED \*\*\* " Tucked away in the corner, this 3 bedroom detached home has been previously used as a 4 bedroom home, we have been advised. Featuring parking with potential for further parking, an entrance hall, utility room with wc, kitchen, open plan L-Shaped lounge/diner, 3 bedrooms, family bathroom and rear garden. The home is located in a cul de sac and is just a short walk away from William Law primary school. Viewings recommended. EPC Energy Rating - C/ Council Tax Band - C".



# 'Making your move easier'

## **ENTRANCE HALL**

1.8m x 3.7m (5' 11" x 12' 2") (approx) Door to front and stairs to first 2m x 1.6m (6' 7" x 5' 3") (approx) Fitted with a three piece suite

### **KITCHEN**

2.3m x 3.2m (7' 7" x 10' 6") (approx) Fitted with a range of base and eye level units, soft closing doors with work surfaces over, stainless steel sink with mixer tap, integrated oven, induction hob and space for a fridge/ freezer. UPVC double glazed window to rear.

## **UTILITY**

1.2m x 2m (3' 11" x 6' 7") (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin, wall mounted boiler and plumbing for a washing machine. UPVC double glazed window to

### **LOUNGE**

5.3m(max) 3.5m (min) (17' 5" x 11' 6") x 5.6m (max) 2.9m (min) (18' 4" x Glow worm boiler installed 2022 with 10 years warranty 9' 6") (approx) (L- Shape) UPVC double glazed windows to rear and Large loft space front, French door to rear. Vertical radiator and radiator.

## FIRST FLOOR LANDING

Cupboard.

### **BEDROOM 1**

2m (min) 3m (max) (6' 7" x 9' 10") x 5.7m (18' 8") (approx) Window to rear, window to front and radiator.

# **BEDROOM 2**

3.3m(max) 2.7m(min) (10' 10" x 8' 10") x 3.1m(min) 3.4m(max) (10' 2" x 11' 2") (approx) Window to rear and radiator.

# **BEDROOM 3**

3.4m (11' 2" ) x 1.5m(min) 2.1m(max) (4' 11" x 6' 11") (approx)Window to rear, loft access and radiator.

## **WET ROOM**

comprising low level W/C, wash hand basin and walk in shower. UPVC double glazed window to side.

## **OUTSIDE**

The front of the property has fencing with a gate access and has paved patio area and parking. The rear of the property has fencing and paved patio area.

## **AGENT NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

## **AGENT NOTES**

Vendor has advised us of the following



