

£425,000



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -



Features

- Extended Executive Detached Property
- 4 Bedrooms
- Superb Open Living Kitchen
- Large Extended Dining/Sitting Room
- En-Suite Shower Room & Family Bathroom
- Corner Plot Position
- Ideal Family Home
- COUNCIL TAX BAND D
- View Absolutely Essential!

Summary of Property

An opportunity to acquire this superbly presented modern executive detached family home located on a popular residential estate.

Room Descriptions

Entrance Hall

Entered via composite door with adjoining obscured window from the front elevation into this light and airy spacious entrance hallway. Wall mounted radiator, internal oak doors and carpeted staircase to the first floor landing.

Guest Cloakroom

With low-level WC, slimline vanity unit, part tiled walls and floor, double glazed obscured window and wall mounted chrome heated towel rail.

Superb Open Plan Living Kitchen

Kitchen area -mainly comprising of a range of wall and base mounted 'shaker' units with under cupboard lighting and inset sink with mixer taps. Numerous incorporated appliances include double oven, convection microwave oven, fridge/freezer, 5 ring gas hob with extractor canopy over and dishwasher. LTV Parque style floor covering, breakfast bar with solid wood worktop and pendulum lighting over. Double glazed window to the rear elevation and spotlights to ceiling.

Living dining area - with the continuation of the floor covering from the kitchen, spotlights to ceiling, double glazed bay window with French doors allow for access onto the rear garden. The feature focal point of the room is a corner mounted modern log burner with exposed feature chimney.

Dining Room/Sitting Room (Extension)

With two double glazed windows to the front elevation, wall mounted radiator and door opening leading to a side extension.

The extension offers double glazed windows to the front side and rear elevations, wall mounted radiator, spotlights to ceiling, double glazed ceiling mounted lantern window, TV point and French doors to the rear elevation.

First Floor

Landing

Accessed via the main entrance hallway with double glazed window to the side elevation, ceiling mounted loft access point and wall mounted radiator. Internal oak doors access all four bedrooms and family bathroom.

Master Suite

With three double glazed windows to the front elevation, wall mounted radiator, fitted double wardrobes and TV point.

En-Suite Shower Room

Comprising of a modern three-piece suite to include a low-level WC, pedestal wash hand basin and large shower enclosure with rainfall head shower and complementary glass shower screen. Wall mounted chrome heated towel rail, fully tiled walls and floor, spotlights and extractor fan, double glaze obscured window.

Bedroom 2

With double glazed window to the rear elevation, wood floor covering, wall mounted radiator and fitted double wardrobe.

Bedroom 3

With double glazed window to the rear elevation, wall mounted radiator, TV point and space for wardrobe.

Bedroom 4

With double glazed window to the rear elevation, wall mounted radiator, fitted storage cupboard and TV aerial point.

Bathroom

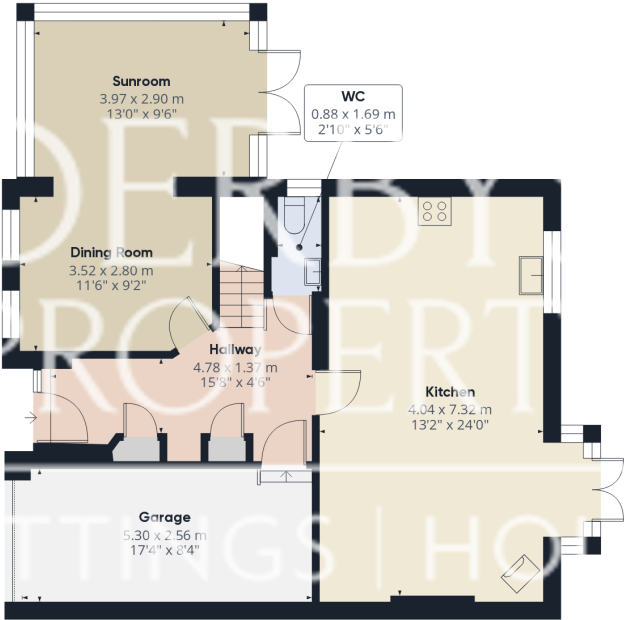
Comprising of a modern three-piece suite to include WC, pedestal wash hand basin, panelled bath with wall mounted mains fed shower and attachment over and complementary glass shower screen. Fully tiled walls and floor, wall mounted heated towel rail, double glazed obscured window, spotlights and extractor fan.

Outside

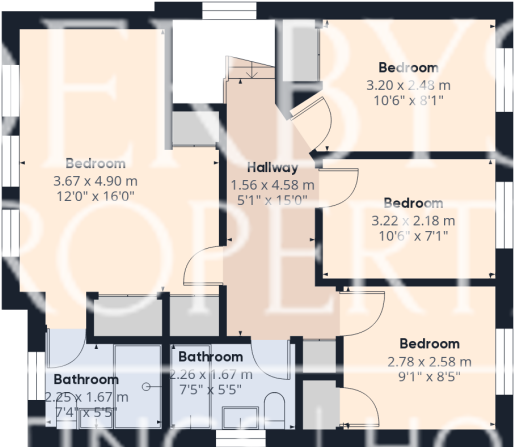
The property is located on a corner plot position offering hardstanding for two vehicles and a small lawn with boundary wall to street and integral garage with up and over door, light and power.

The rear garden offers a large paved entertaining terrace with sleeper edged borders, lawn, fenced boundaries, timber garden shed, outside lighting and tap all enclosed by wall and fenced boundaries.

Floorplan



Ground Floor



Floor 1



Approximate total area⁽¹⁾
139.09 m²
1497.15 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

