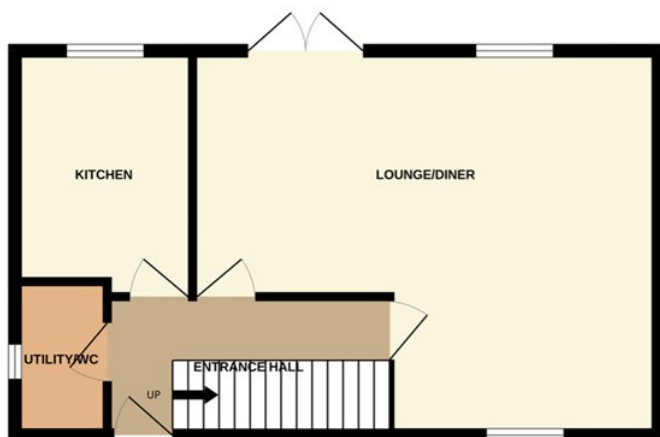




30 Derwood Grove, Werrington PE4 5DD

£290,000



*** RECENTLY RENNOVATED *** Tucked away in the corner, this 4 bedroom detached home is fantastic for families. Featuring parking for multiple vehicles, an entrance hall, utility room with wc, kitchen, open plan L-Shaped lounge/diner, 4 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 ''.

ENTRANCE HALL

1.8m x 3.7m (5' 11" x 12' 2") (approx)
Door to front and stairs to first floor.

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 side.

LOUNGE

5.3m(max) 3.5m (min) (17' 5" x 11' 6") x 5.6m (max) 2.9m (min) (18' 4" x 9' 6") (approx) (L- Shape) UPVC double glazed windows to rear and front, French door to rear. Vertical radiator and radiator.

FIRST FLOOR LANDING

Cupboard.

BEDROOM 1

10' 6" x 9' 8" (3.20m x 2.95m) (approx)
Window to rear 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.

BEDROOM 4

6' 8" x 6' 8" (2.03m x 2.03m) (approx)
Window to front.

BATHROOM

2m x 1.6m (6' 7" x 5' 3") (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over. 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
Glow worm boiler installed 2022 with 10 years warranty
Large loft space
New radiators in living room
New led down lights downstairs
Howdens kitchen with soft closing doors
New doors fitted
New door handles fitted in every door
New toilet and wash basin in cloakroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	84