



Not for marketing purposes INTERNAL USE ONLY

West Close
Darley Abbey Derby

West Close Darley Abbey Derby DE22 2BT

for sale
£325,000



Property Description

Well presented 3 bedroom detached family home in the sought after location of Allestree. West Close is ideally located on a private cul de sac and in close proximity to a wide range of local amenities such as; walking distance to Park Farm Shopping Centre, schools, bus routes and major road links. In brief the property comprises of; an Entrance Hallway, Lounge Diner, Kitchen, utility room, Landing, three well proportioned bedrooms and a family bathroom. To the front garden the property benefits from off street parking and to the rear a private enclosed garden. Call our team to book your viewing today!

Entrance Hallway

The property is accessed via UPVC door leading into the hallway where there is stairs off to the first floor, understairs storage cupboard, Karndean flooring and double glazed window to the side elevation.

Lounge Diner

22' 9" max x 12' 4" (6.93m max x 3.76m)

Having double glazed window to the front elevation and double glazed patio doors to the rear elevation, two radiators, Karndean flooring, feature fireplace and coving to the ceiling.

Kitchen

10' 9" x 8' 6" (3.28m x 2.59m)

Having a range of matching wall and base units with work surfaces over, inset sink and drainer with mixer tap over, partly tiled walls, integrated double electric oven with electric hob and cooker hood over, plumbing for a dishwasher, Karndean flooring, double glazed window to the rear and side elevation, pantry and doors to:-

Utility Room

Having two windows to the side elevation and wall mounted boiler.

Landing

Having double glazed window to the side elevation and doors off to the bedrooms and bathroom.

Bedroom One

11' 5" x 11' (3.48m x 3.35m)

Having double glazed window to the front elevation, carpet flooring, a radiator and built-in wardrobes.

Bedroom Two

11' 1" x 11' (3.38m x 3.35m)

Having double glazed window to the rear elevation, carpet flooring and a radiator.

Bedroom Three

7' 9" x 7' 8" (2.36m x 2.34m)

Having double glazed window to the front elevation, carpet flooring and a radiator.

Family Bathroom

Having a panelled bath with shower over, wash hand basin and low level W.C, vinyl flooring, fully tiled walls and obscured double glazed window to the rear elevation.

Outside

Front

To the front of the property is a tarmacked driveway which extends to the side providing ample off road parking and leading to the garage, mature border inset with bushes and shrubs, fenced boundary and side access leading to the rear garden.

Rear

To the rear the garden is mainly laid to lawn with a paved patio area, decked seating area and mature borders inset with a variety of bushes and shrubs.

Garage

28' x 9' 5" (8.53m x 2.87m)

Having up and over door, power, lighting and door to the side.









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.focalagent.com

To view this property please contact Hall & Benson on

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EPC Rating: D Council Tax
 Band: D

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Tenure: Freehold



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