



## Box Close

Asking Price £220,000





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## Accommodation Details

Beautifully presented three bedroom townhouse in Woodville with parking.

## Tenure

Freehold

## External and Approach

Located in a quiet cul-de-sac in Woodville. This attractive property is set back from the close with a blocked paved side-by-side drive for two vehicles leading onto a paved patio with decorative hedgerows in front of the property. Access into the property is via a black UPVC door with gold furniture.

## Entrance Hall

As you come into this property, you enter a nice entrance hall leading up to the first floor. Decorated in Magnolia with an attractive light fitting fitted to the ceiling along with your electrical, consumer unit, thermostat, BT box, radiator, electrical plug sockets and light switches for the landing hallway and outside light.

## Living Room

14'3" x 9'1" (4.36 x 2.79)

This large, attractive living room with a bay window is located at the front of the property. It has recently had new carpets laid and redecorated in Magnolia. This room has a lovely electric fireplace, multiple plug sockets and aerial points, as well as having a virgin media box. At each end of the living room, you will find a radiator fitted with thermostatic controls. The bay window has also been recently fitted with attractive white blinds and there is also a curtain rail along with an attractive and modern light fitting.

## Dining Room

10'1" x 8'4" (3.08 x 2.56)

A fabulous space located at the rear of the property next to the kitchen and looking out through the patio doors to the garden. This room has been decorated recently in Magnolia, with new Mosaic effect, lino flooring which follows through to the cloakroom and kitchen area. This room also comprises of a thermostatic controlled radiator, attractive ceiling mounted light fitting, white curtain rail above the patio doors, leading out into the rear garden, multiple plug, sockets and light switches for the kitchen, dining room and external security light.

## Kitchen

10'1" x 7'4" (3.09 x 2.25)

A nice open kitchen with plenty of cupboard and drawer space located at the rear of the property. With a large window looking out over the garden and fitted with a new blind. This room has been decorated in half height,

tiles in cream with beech effect base and wall units are stainless steel sink and drainer along with an oven and four burner gas hob. This room allows space for a tall fridge freezer along with plumbing for a washing machine and space for an additional undercounter appliance. Built into the units you will also find an extractor fan, multiple plug, sockets, and undercounter heaters. The ideal gas boiler is also located in a cupboard in the kitchen.

## Cloakroom

6'0" x 4'5" (1.83 x 1.35)

Great use of space under the stairs to provide a modern cloakroom comprising of a dual flush WC and basin. With attractive new lino to the floor, this room has been decorated in white.

## Bedroom One

15'6" x 15'3" (4.74 x 4.65)

Located on the second floor. This is a fabulous main bedroom suite area with a private entrance from the first floor landing to its own staircase leading into the bedroom.

This room has also been recently redecorated in Magnolia with white banisters and mocha coloured carpets to the floor.

In addition, this room also comes with loft access, a thermostatic controlled radiator, multiple plug sockets, telephone sockets and aerial along with three double wardrobes and access to the ensuite.

## Ensuite

6'11" x 6'9" (2.11 x 2.08)

Located just off of the main bedroom. This is a lovely self-contained ensuite with a double shower cubicle, white hand basin and wall mounted WC with dual flush. This room has recently been re-decorated in white with new mosaic affect lino flooring and also a built-in extractor fan, Velux window, double shaving socket, and modern light fitting.

## Bedroom Two

14'3" x 9'1" (4.36 x 2.79)

A large double bedroom located at the front of the property with a window looking out onto the close.

This is a very generous second bedroom with three double built-in wardrobes, multiple plug sockets, a thermostatic controlled radiator a long with a stylish ceiling light.

The window has been fitted recently with new blinds and also has a curtain rail. Like the rest of this property, this room has been recently decorated in Magnolia with new mocha coloured carpets.

### Bedroom Three

10'1" x 9'2" (3.08 x 2.81)

Unusual to find a third bedroom which would still comfortably house a double bed. This room is located at the rear of the property looking out over the garden and has recently fitted white blinds with a curtain rail above the window.

This room again has been recently decorated in Magnolia with new mocha carpets to the floor. A thermostatic controlled radiator, multiple plug sockets and a BT telephone socket.

### Family Bathroom

6'6" x 6'6" (2.00 x 1.99)

Located at the rear of the property. This is a very bright and fresh family bathroom with a large window looking out over the rear garden fitted with privacy glass. This room decorated in white with tiles running around the bath, basin and sink area. This bathroom also comprises of newly laid mosaic affect lino flooring and has a built-in extractor fan. Stylish ceiling mounted light double shaving sockets and thermostatic controlled radiator, as well as a dual flush WC, white hand, basin and full sized bath with shower attachment.

### Rear Garden

This north-easterly facing garden is reached via the patio doors from the dining area or through the rear wooden gate. This is a very private garden with properties beyond not being able to see in and comes with a small patio and gravelled area

as well as some lawn and a new decking stage. Access via the rear gate, allows for you to move dustbins in and out without having to share any right of access. Outside, you also find a tap and additional garden storage

Local Authority and Council Tax Band  
South Derbyshire  
Band C

Postcode for Satnavs  
DE11 7GW

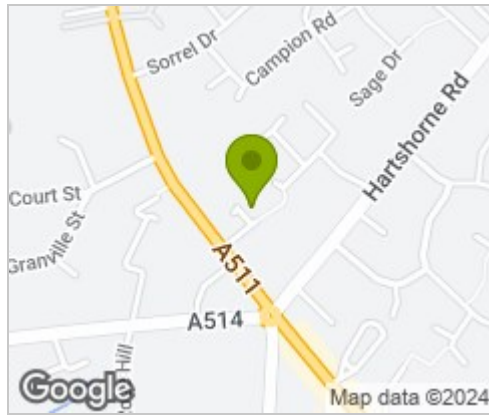
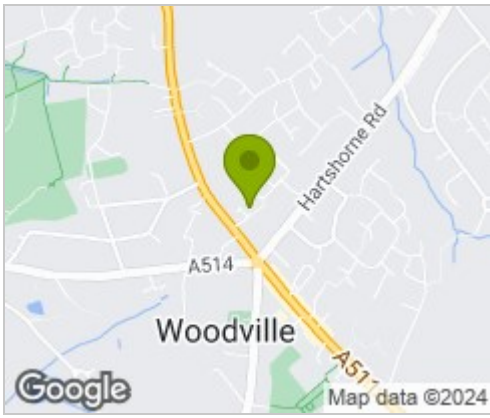
### Out of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

### Property to Sell?

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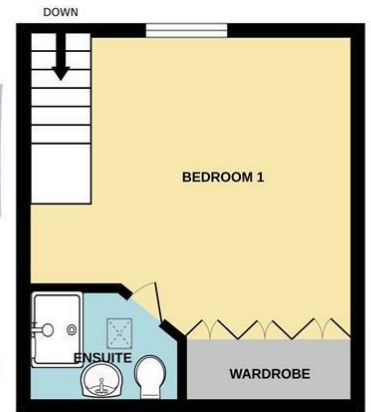




GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.

1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.

2ND FLOOR  
206 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax band: C. Tenure: Freehold**

### Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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