



Coronation Street

Asking Price £320,000

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Tenure
Freehold

Accommodation Details

FOUR bedroom detached house with parking for 6 cars and a detached garage. Gas central heating. Part boarded loft.

External and Approach

Set back from the road with driveway parking for up to six cars plus a detached garage. There are slate decorated flower beds and path to the front door and to the side of the property with beautiful purple wisteria framing the porch entrance and side of property. Entrance through glass panelled door into entry porch .

Hallway

As you enter this property you come into a private porch area with grey laminate wood effect flooring and decorated in modern grey and whites. As you proceed through the door into the main hallway the flooring is continued with stairs opposite with white bannisters and grey carpets leading up the stairs. This area leads off to the first reception room, living room, cloakroom and through to the kitchen/diner.

Study/ First Reception Room

9'10" x 9'6" (3.02 x 2.91)

Located at the front of the property with a window overlooking the driveway this room is decorated with white and soft grey walls and grey wood effect laminate flooring matching the hallway.

Living Room

19'9" x 11'4" (6.02 x 3.47)

A large room taking the full depth of the property with a window to the front overlooking the driveway and patio doors to the rear leading into the garden. This room has been decorated in a soft grey and white with wood effect laminate flooring. There are two radiators and a fully working gas fire, BT phone sockets and Virgin Media point.

Kitchen Diner

17'2" x 9'4" (5.24 x 2.85)

A bright room with a large window behind the sink and patio doors in the dining area leading out to the garden. The kitchen comprises of granite effect worktops and white wooden units and

silver bar handles. There are under counter lights fitted and a pendant light to the ceiling. Neff double oven and four ring gas hob along in situ with additional space and plumbing for a dishwasher.

The room is lovely and bright space painted in fresh white with grey wood effect laminate flooring.

Utility Room

9'5" x 5'7" (2.88 x 1.71)

This room houses the glow worm boiler which has been regularly serviced and maintained along with the fuse board. There is space for a tall fridge freezer and plumbing for two appliances. This room has been decorated in neutral white with white tile splashbacks and a side door with a glass panel leading out onto the driveway. The flooring continues through from the kitchen and hallway with wood effect grey laminate flooring.

Cloakroom

5'3" x 5'0" (1.62 x 1.53)

Hall flooring continued through into a large downstairs cloakroom with white walls and white tiled splashback behind the sink. There is a white porcelain Twyford free standing WC and pedestal basin also a radiator and small window with privacy glass.

Stairs and Landing

A large L-shaped landing with grey carpet fitted and white bannisters. This area also allows access into the loft space which is half boarded.

Bedroom One

11'5" x 11'3" (3.5 x 3.44)

This room takes up the depth of the property with a front window overlooking the front garden and driveway and a rear window over the garden. A beautifully bright and well presented main bedroom with separate dressing area fitted with a double wardrobe and a single wardrobe and decorated with white walls and grey carpet. This room leads through to the main ensuite which has spotlights in the ceilings and an extractor fan. There is a small window to the side of the house with privacy glass, a white WC. pedestal basin with mixer taps and separate large shower cubicle. The en suite has grey carpets along with white marble effect tiles at half height and full height in the shower area.

Bedroom Two

11'1" x 9'9" (3.39 x 2.98)

Located at the rear of the property with a large window overlooking the garden. This room is a generous double bedroom decorated in white with wood effect laminate flooring and a wallpaper feature wall.

Bedroom Three

8'11" x 9'9" (2.74 x 2.98)

Located at the front of the property overlooking the driveway this room is also a comfortable double bedroom with grey carpeted floors and white walls.

Bedroom Four

8'10" x 6'11" (2.70 x 2.13)

Located at the rear of the property overlooking the lovely garden this is the smallest of the rooms which comfortably still fits a single bed. Decorated in neutral tones with beech wood effect laminate flooring and a radiator

Family Bathroom

9'3" x 6'4" (2.83 x 1.94)

Located at the front of the property with a large window fitted with privacy glass this is a very bright bathroom with spotlights in the ceiling. Painted white with cream marble effect tiles at half height. There is grey wood effect lino

flooring laid in this room and it is fitted with a white pedestal porcelain sink a dual flush WC and bath with shower above.

Local Authority and Council Tax Band
South Derbyshire
Band D

Postcode for Sat Navs
DE11 0QB

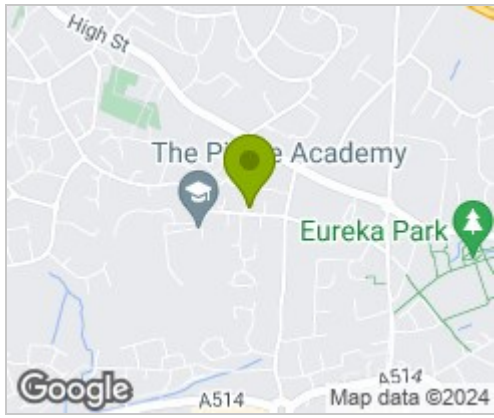
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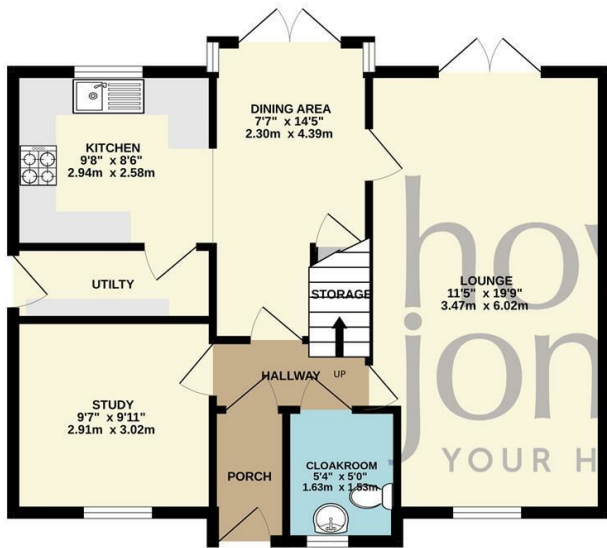
Property to Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

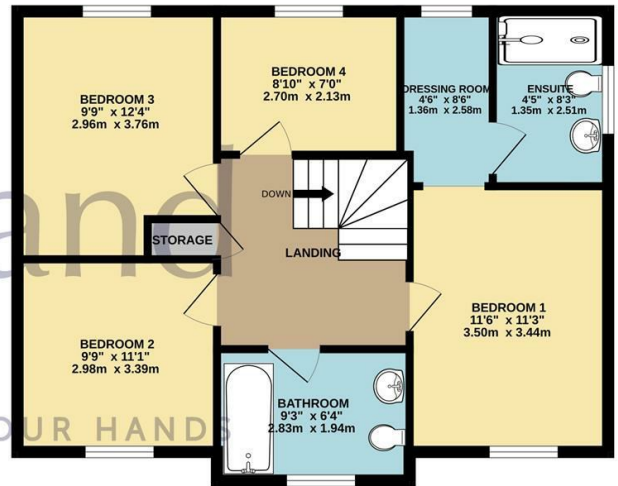




GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1252 sq.ft. (116.3 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: D. 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) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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