

Fletcher & Company

26 Greenwich Drive North, Mackworth, Derby, DE22
4AB

Offers In Excess Of £385,000

Freehold



- Comprehensively Extended Detached Residence
- Conveniently Located
- Ideal for a Growing Family
- Porch, Entrance Hall, Fitted Guest Cloakroom
- Lounge, Study, Music Room
- Fabulous Open Plan Living Kitchen, Separate Utility
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Large Lawn with Feature Decked Area
- Driveway Providing Ample Off-Road Parking & Garage with Electric Door





Summary

Comprehensively extended, four bedroom detached residence occupying a highly convenient location close to the A38 and Derby City centre.

This is a substantial detached family home in a highly convenient location close to the A38 and a full range of amenities in Derby City centre which would ideally suit a growing family.

The property benefits from a porch, entrance hall, fitted guest cloakroom, lounge, study, music room, a large open plan living kitchen with impressive over sized sliding patio doors opening onto the garden and a separate utility room. The first floor landing leads to a master bedroom with en-suite shower room, three further bedrooms and bathroom.

The property is set back behind a driveway giving access to the large garage accessed via a remote roller door and to the rear of the property, is an extensive garden featuring a lawn, patio area, feature decking and raised beds.

F&C

The Location

As mentioned, the property is a stone's throw from the A38 and A52 and offers easy access to Markeaton Park and some pleasant walks as well as a full range of amenities in Derby City centre. Good schooling at all levels is also within easy reach.

Accommodation

Ground Floor

Porch

7'10" x 3'6" (2.40 x 1.08)

Composite entrance door with double glazed side lights provides access into the porch with original panelled and glazed door opening into the hallway.

Entrance Hall

9'3" x 3'6" (2.84 x 1.07)

With central heating radiator, staircase leading to the first floor, useful storage cupboard and doors to the fitted guest cloakroom, lounge, study and music room.

Fitted Guest Cloakroom

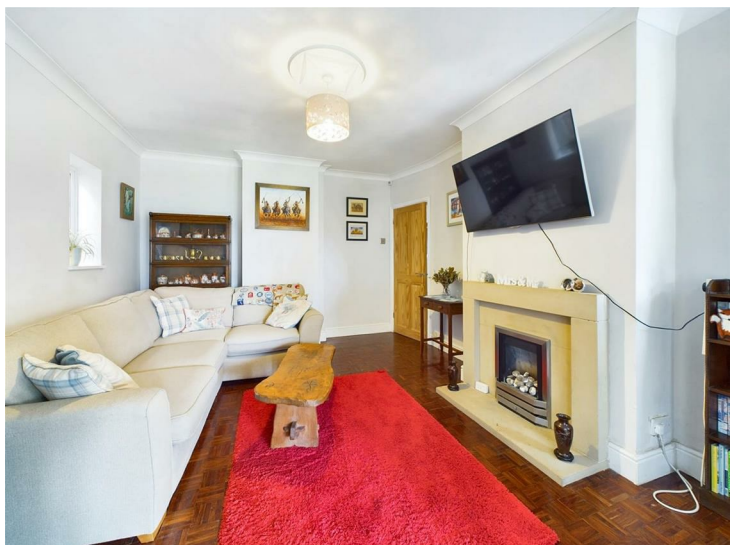
3'4" x 2'7" (1.02 x 0.81)

With low flush WC, wash handbasin, storage recess and double glazed window to the front.

Lounge

15'6" x 11'10" (4.73 x 3.63)

With a feature stone fireplace, stylish wood flooring, decorative coving, ceiling rose, double glazed window to the side, further window and matching French doors with side lights opening into the fabulous open plan extended living kitchen.



Study

11'9" x 11'3" (3.59 x 3.45)

With central heating radiator, wood flooring and double glazed window to the front.

Music Room

9'9" x 8'6" (2.98 x 2.60)

With central heating radiator, integral door to the garage, further door to the pantry, central heating radiator and open access into the fabulous open plan extended living kitchen.



Open Plan Living Kitchen

26'2" x 12'11" (7.99 x 3.94)



Living/Dining Area

A spacious living/dining area with central heating radiator.



Kitchen Area

A stylish fitted kitchen with a combination of oak and Quartz worktops/breakfast bar with matching upstands, inset sink unit with mixer tap, a range of fitted base cupboards and drawers, inset five plate Smeg gas hob with recessed extractor and Smeg double oven and grill, integrated fridge, freezer and dishwasher, sealed unit double glazed roof light and feature over sized sealed unit double glazed sliding patio doors opening onto the rear garden.



First Floor

Landing

A split-level landing with doors to three bedrooms and bathroom and a separate staircase leading to the master bedroom.

Master Bedroom

12'8" x 12'5" (3.88 x 3.81)

With central heating radiator, recessed ceiling spotlighting, double glazed window to the rear and door to the well appointed en-suite shower room.



En-Suite Shower Room

9'3" x 6'1" (2.84 x 1.87)

With low flush WC, vanity unit with wash handbasin and drawers beneath, large walk-in shower cubicle with rainfall shower, chrome towel radiator, recessed ceiling spotlighting and double glazed window to the front.



Bedroom Two

14'5" x 11'0" (4.40 x 3.37)

With central heating radiator and double glazed windows to the side and front.



Bedroom Three

11'10" x 11'1" (3.62 x 3.38)

With central heating radiator and double glazed window to the front.



Bedroom Four

8'9" x 6'5" (2.67 x 1.97)

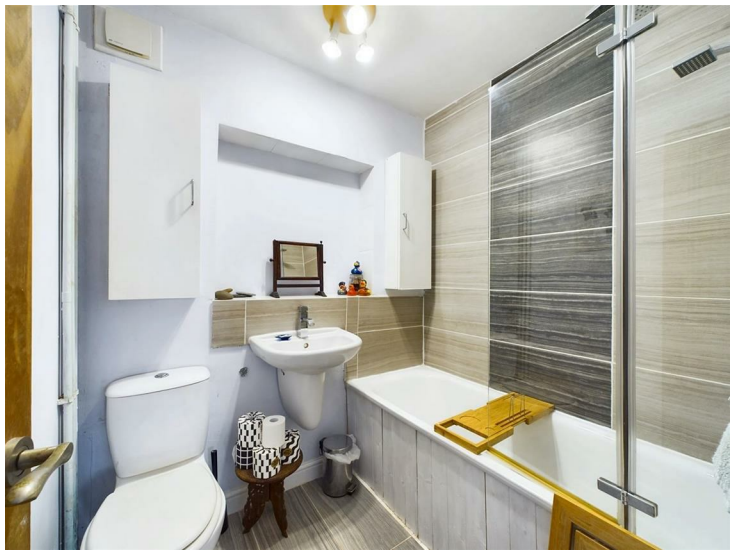
With central heating radiator and double glazed Velux window to the rear.



Family Bathroom

6'4" x 5'7" (1.95 x 1.72)

With a white suite comprising low flush WC, half pedestal wash handbasin, bath with shower over and ladder style radiator.



Outside

To the front of the property is a driveway providing ample off road parking and access to the integral garage.

To the rear of the property is a very pleasant good sized garden with a full width decked area accessed from the living kitchen, extensive lawn with raised vegetable/flower borders, further patio area and a selection of trees including magnolia enclosed by closed-slat timber fencing.



Garage

23'9" x 12'7" (7.25 x 3.86)

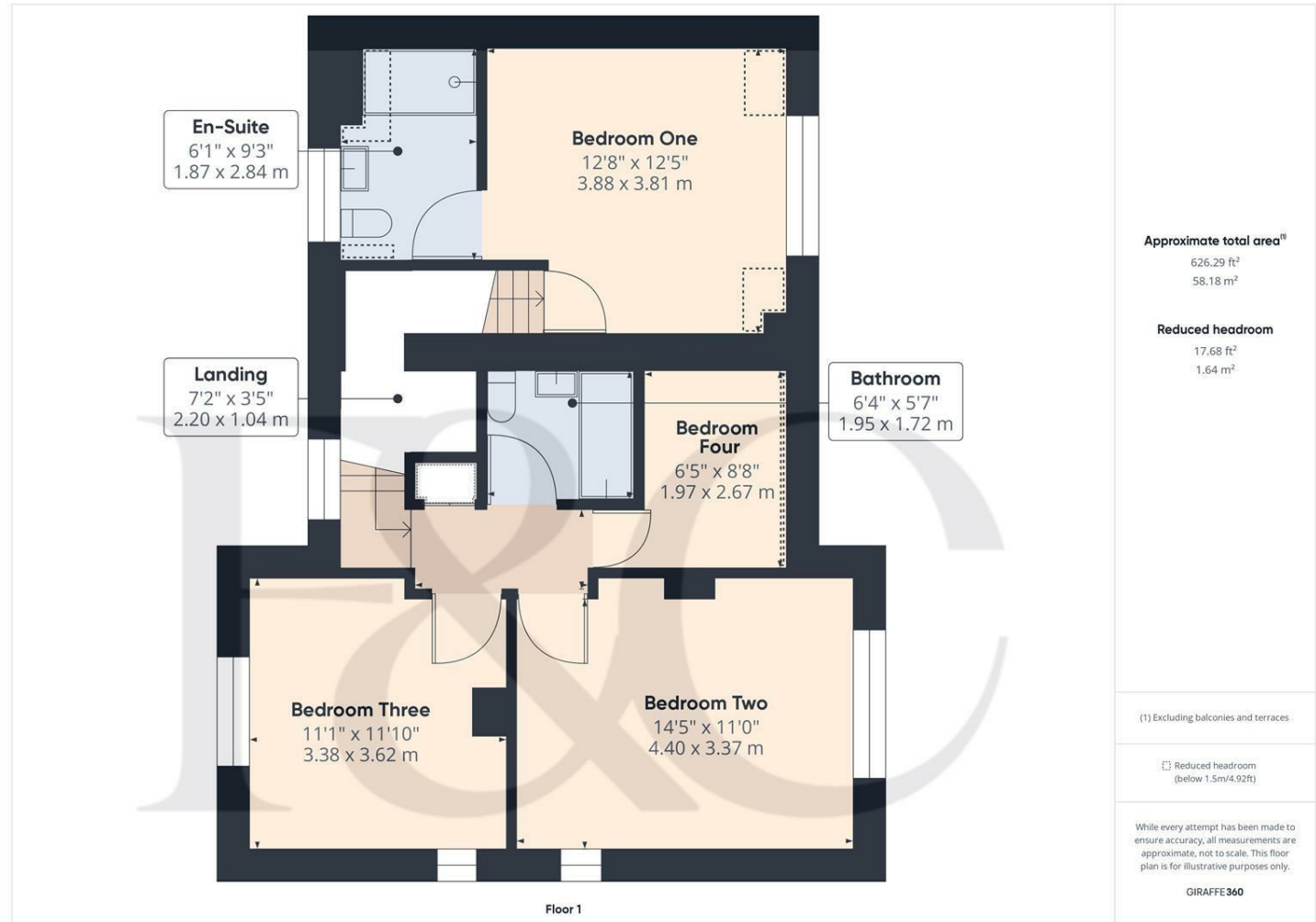
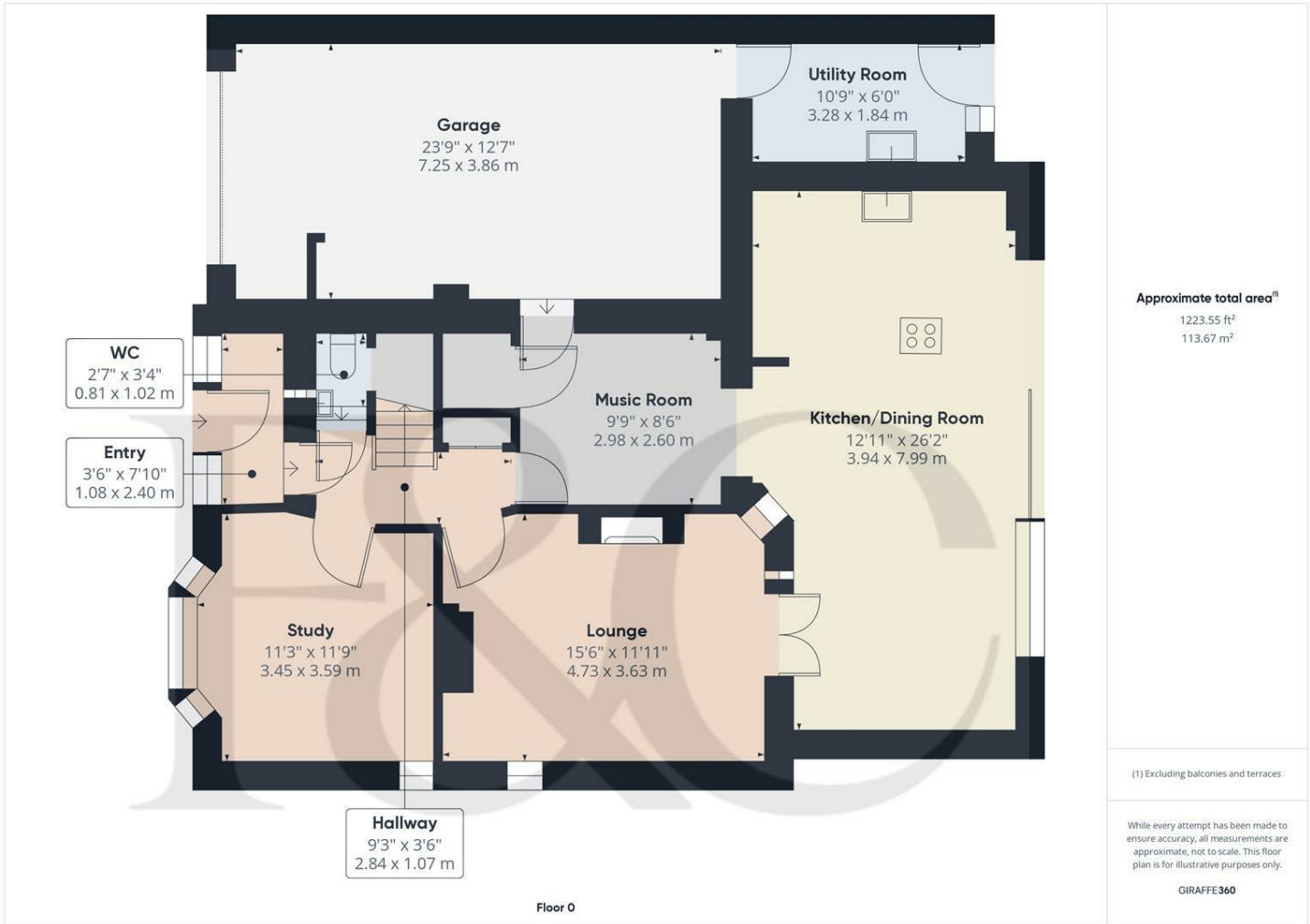
A larger than average single garage with excellent storage, electric roller front door and rear panelled door to the useful utility room.

Utility Room

10'9" x 6'0" (3.28 x 1.84)

With woodblock worktop and tiled surround, inset sink, appliance spaces suitable for a washing machine, tumble dryer and fridge/freezer and double glazed French door to the garden.

Council Tax Band C - Derby





Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

26 Greenwich Drive North
Mackworth
Derby
DE22 4AB

Council Tax Band: C
Tenure: Freehold

