

# Fletcher & Company

76 Richmond Park Road, Mackworth, Derby, DE22  
4FB

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Offers Over £370,000  
Freehold

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- Three Storey, Four Bedroom Detached Residence
- Ideal Family Home
- Extremely Spacious Accommodation
- Well Appointed Throughout
- Entrance Hall, Fitted Guest Cloakroom
- Study, Dining Kitchen & Utility
- Superb First Floor Lounge, Two Bedrooms & Bathroom
- Impressive Second Floor Master Suite with Dressing Area & En-Suite, Further Bedroom
- Low Maintenance Rear Garden
- Triple Width Driveway & Garage





## Summary

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Surprisingly spacious and versatile, three storey, four bedroom detached residence occupying a popular estate location close to Derby city centre.

This is a superb opportunity to acquire a particularly impressive modern detached home. This particular house design is extremely spacious and ideal for a growing family.

The double glazed and gas central heated accommodation features entrance hall, fitted guest cloakroom, study and an open plan dining kitchen with utility off. The first floor landing leads to an impressive large lounge the full width of the property, two further bedrooms and a well appointed bathroom. The second floor comprises a stunning large master suite with double bedroom, dressing area and en-suite shower room along with a further fourth bedroom.

The property is set back behind a triple width driveway providing off road parking and access to an integral garage. To the rear of the property is a low maintenance garden.

# F&C

## The Location

This estate gives easy access to an excellent range of amenities in both Mickleover and Mackworth with pleasant walks on the surrounding footpaths as well as a children's play area. Easy access is available into Derby city centre, the A38, A52 and Markeaton Park.

## Accommodation

### Ground Floor

#### Entrance Hall

23'11" x 3'10" (7.30 x 1.19)

Panelled and double glazed entrance door provides access into the most impressive entrance hall with central heating radiator, staircase leading to the first floor with under-stairs storage cupboard, recessed ceiling spotlighting and doors to the study, fitted guest cloakroom and open plan dining kitchen.



#### Fitted Guest Cloakroom

7'7" x 3'6" (2.32 x 1.08)

With a white suite comprising low flush WC, wash handbasin with mixer tap and central heating radiator.



### Study

11'10" x 7'10" (3.63 x 2.41)

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



### Open Plan Dining Kitchen

22'5" x 10'6" (6.85 x 3.22)



### Dining Area

A spacious dining area with central heating radiator and double glazed French doors opening onto the garden.



### **Kitchen Area**

Featuring stone effect preparation surfaces having tiled surrounds, inset stainless steel sink unit with mixer tap, stylish fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate electric hob with built-in Neff oven beneath, integrated fridge/freezer and dishwasher, continuation of the stone effect preparation surface forming a useful breakfast bar, central heating radiator, recessed ceiling spotlighting, double glazed window to the rear and door to the utility room.



### **Utility**

9'6" x 3'4" (2.90 x 1.04)

With stone effect worktops and tiled surrounds, inset stainless steel sink unit with fitted base cupboards, integrated washing machine and central heating radiator.

### **First Floor**

#### **Landing**

Semi-galleried landing with staircase leading to the second floor, central heating radiator and doors to the lounge, two bedrooms and bathroom.

## Fabulous Large Lounge

22'6" x 15'9" (6.86 x 4.82)

With two central heating radiators, recessed ceiling spotlighting and three double glazed windows to the front elevation.



### Bedroom Two

12'11" x 8'8" (3.95 x 2.66)

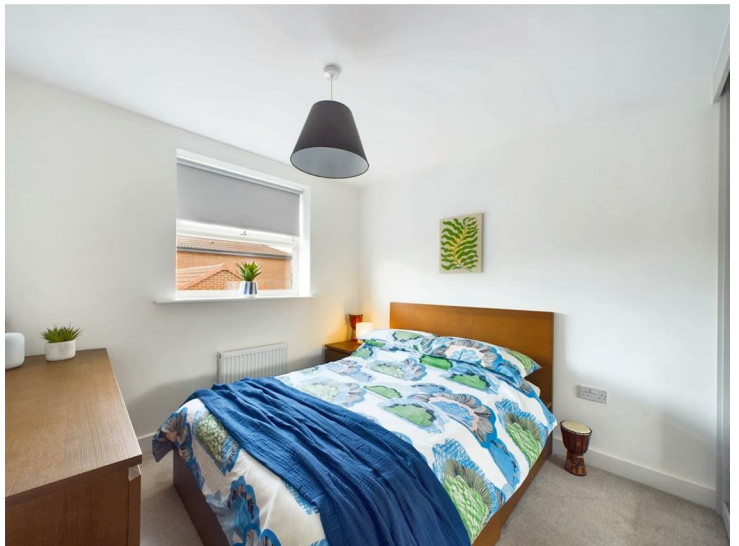
With central heating radiator, built-in wardrobe with sliding mirrored doors and double glazed window to the rear.



### Bedroom Three

9'3" x 9'1" (2.82 x 2.79)

With central heating radiator, built-in wardrobe with sliding mirrored doors and double glazed window to the rear.



## **Bathroom**

9'7" x 7'3" (2.93 x 2.23)

With a four-piece suite in white comprising low flush WC, wash handbasin, panelled bath, separate shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to the side.



## **Second Floor**

### **Landing**

With central heating radiator, door to the airing cupboard, access to loft space and door to the master bedroom suite.



## Stunning Master Bedroom Suite

22'6" x 17'4" (6.88 x 5.30)

A stunning suite comprising a large bedroom with central heating radiator, two double glazed windows and a Velux window to the front.



### Dressing Area

With central heating radiator, an extensive range of fitted wardrobes with sliding mirrored door fronts and recessed ceiling spotlighting.



### En-Suite Shower Room

8'8" x 7'5" (2.66 x 2.28)

With a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator, shaver point, recessed ceiling spotlighting and double glazed Velux window to the rear.



### Bedroom Four

14'0" x 7'10" (4.28 x 2.41)

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



## Outside

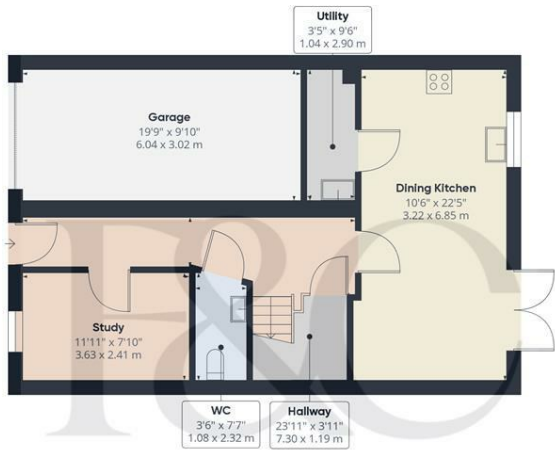
To the rear of the property is an enclosed garden with timber fencing featuring an extensive paved patio, two raised beds and lawn. To the front is a block paved driveway providing off road parking for three vehicles and access to an integral single garage.



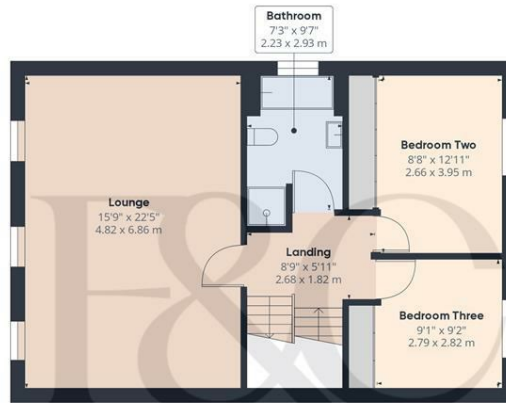
## Integral Garage

19'9" x 9'10" (6.04 x 3.02)

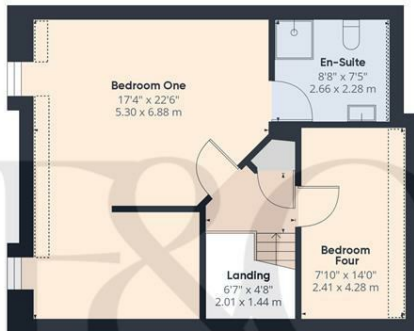
Council Tax Band E - Derby



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

2055.99 ft<sup>2</sup>  
191.01 m<sup>2</sup>

**Reduced headroom**

35.43 ft<sup>2</sup>  
3.29 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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76 Richmond Park Road  
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Council Tax Band: E  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(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	