

Fletcher & Company

17 Woodhurst Close, Derby, DE21 4SG

£269,950

Freehold



- Well Presented Home
- Double Glazed & Gas Central Heating
- Open Plan Lounge/Dining Room
- Fitted Kitchen
- Three First Floor Bedrooms & Two Bathrooms
- Landscaped Rear Garden
- Rear Garden with Views
- Good Sized Driveway
- Conveniently Located for Nearby Retail Park & Derby City Centre
- Cul-de-sac Location





Summary

This is a well-presented, three bedroom, detached residence occupying a quiet cul-de-sac location in popular Derwent Heights.

The property occupies an elevated plot, set up from the road with driveway providing ample off-road parking. There is a landscaped rear garden with lower level patio and upper level decked area offering impressive views.

Internally the property is double glazed and gas central heated with entrance hall, open plan lounge/dining room with log effect cast iron gas burner and fitted kitchen. The first floor landing leads to three bedrooms and a well-appointed bathroom.

F&C

The Location

The property's location in Derwent Heights gives easy access to a nearby parade of shops in Oakwood as well as Springwood leisure centre. Nearby, a regular bus service runs into Derby City centre and the property is also convenient for the Meteor retail park with cinema, large retail outlets, gym, supermarket and petrol station. The property also gives easy access to Darley Park with some fabulous walks along the banks of the river Derwent.

Accommodation

Ground Floor

Entrance Hall

13'5" x 6'0" (4.09 x 1.83)

A double glazed entrance door provides access to hallway with central heating radiator, feature tiled floor, staircase to first floor and understairs storage cupboard housing the Worcester gas fired boiler.



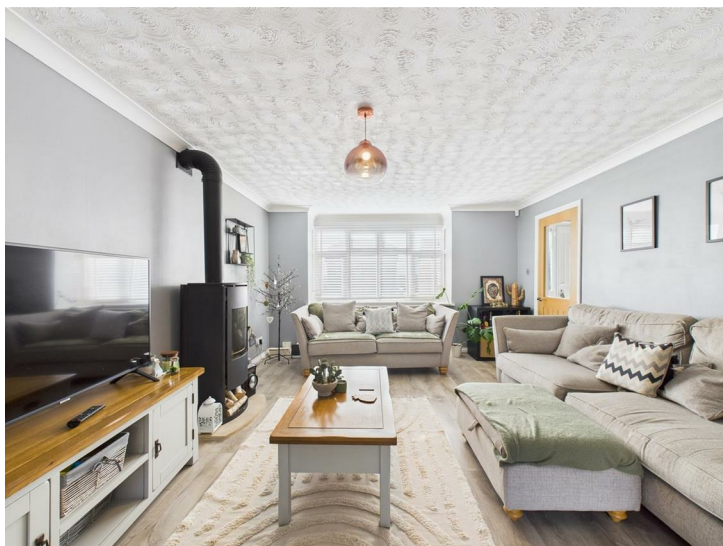
Through Lounge/Dining Room



Spacious Lounge Area

14'11" x 13'1" (4.55 x 3.99)

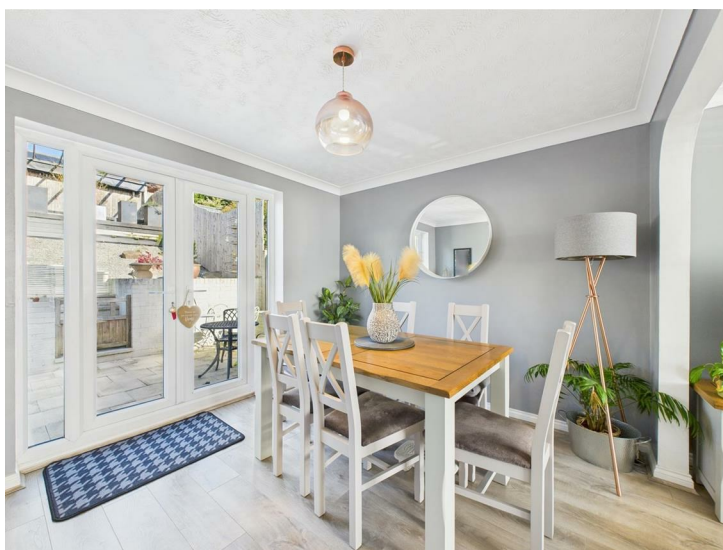
Featuring a cast iron log effect gas fired burner, central heating radiator, decorative coving, double glazed window to front and archway to dining area.



Dining Area

9'10" x 9'7" (3.02 x 2.93)

Having a central heating radiator, decorative coving and double glazed French doors to garden.



Kitchen

9'6" x 9'1" (2.90 x 2.78)

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate induction hob with built-in oven beneath, appliance spaces suitable for washing machine, tumble dryer and fridge freezer, feature tiled floor and double glazed window to rear.



First Floor Landing

5'3" x 2'10" (1.61 x 0.88)

A semi-galleried landing with access to loft space, dado rail and double glazed window to side.

Bedroom One

12'4" x 12'4" (3.78 x 3.77)

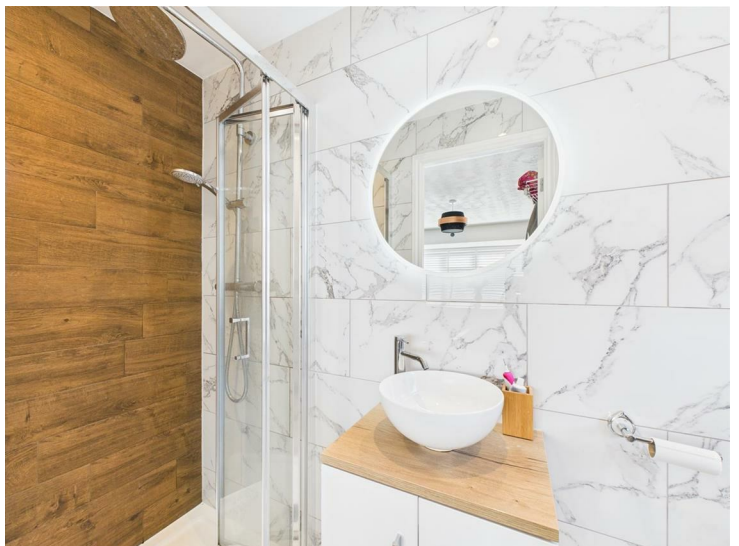
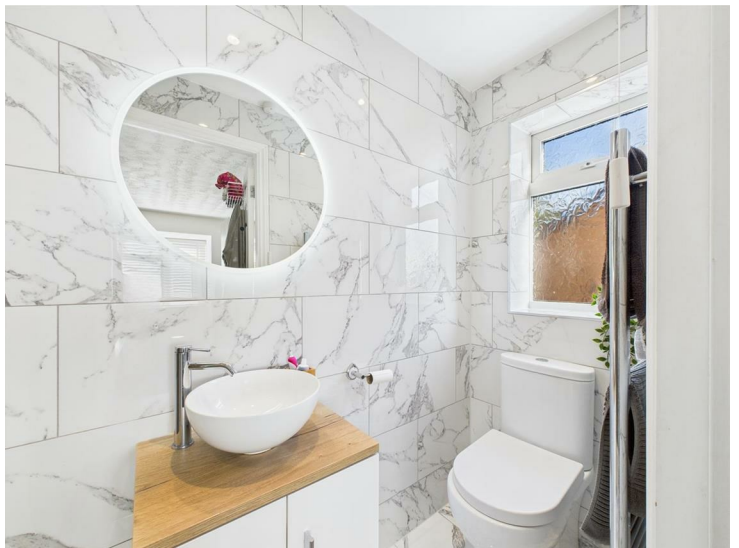
Having a central heating radiator and double glazed window to front with views towards the city centre.



En-Suite Shower Room

8'5" x 2'11" (2.57 x 0.89)

Fully tiled with low flush WC, vanity unit with wash handbasin and cupboard beneath, shower cubicle with feature wood effect tiling and integrated shower, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



Bedroom Two

12'2" x 9'1" (3.73 x 2.79)

With central heating radiator and double glazed window to rear.



Bedroom Three

9'8" x 6'11" (2.96 x 2.13)

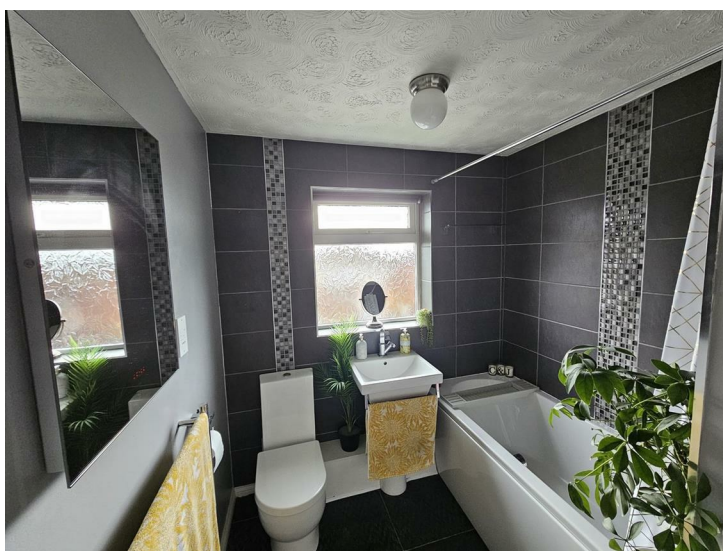
Having a central heating radiator and double glazed window.



Bathroom

6'11" x 5'7" (2.11 x 1.71)

Partly tiled with a low flush WC, pedestal wash handbasin, panelled bath with Triton shower, chrome towel radiator and double glazed window to front.

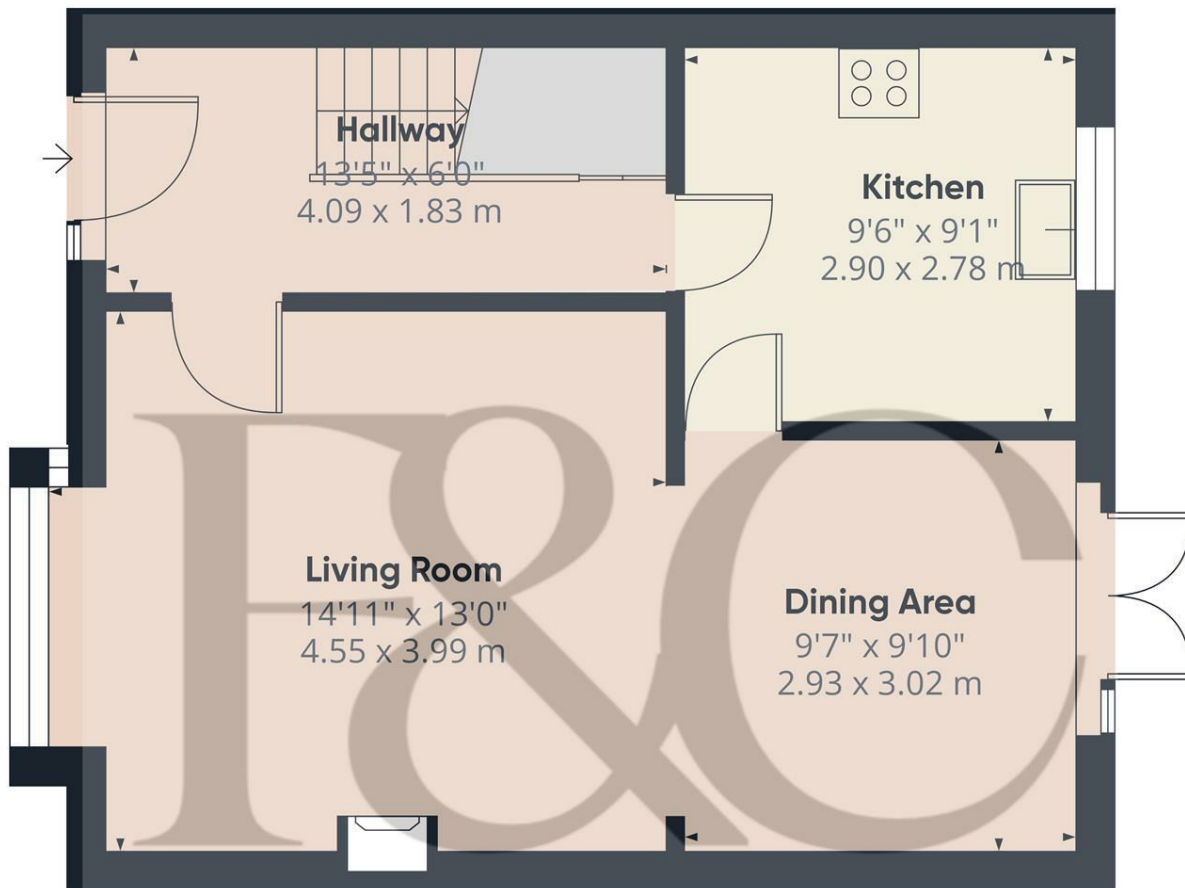


Outside

The property occupies an elevated position towards the end of Woodhurst Close, set up from the road with a driveway to the side providing ample off-road parking. To the rear of the property is a landscaped garden with lower level patio area and a pathway through a gravelled section to a decked upper level, ideal for outdoor dining and entertaining and offering far-reaching views back towards Derby City centre.



Council Tax Band C



Floor 0

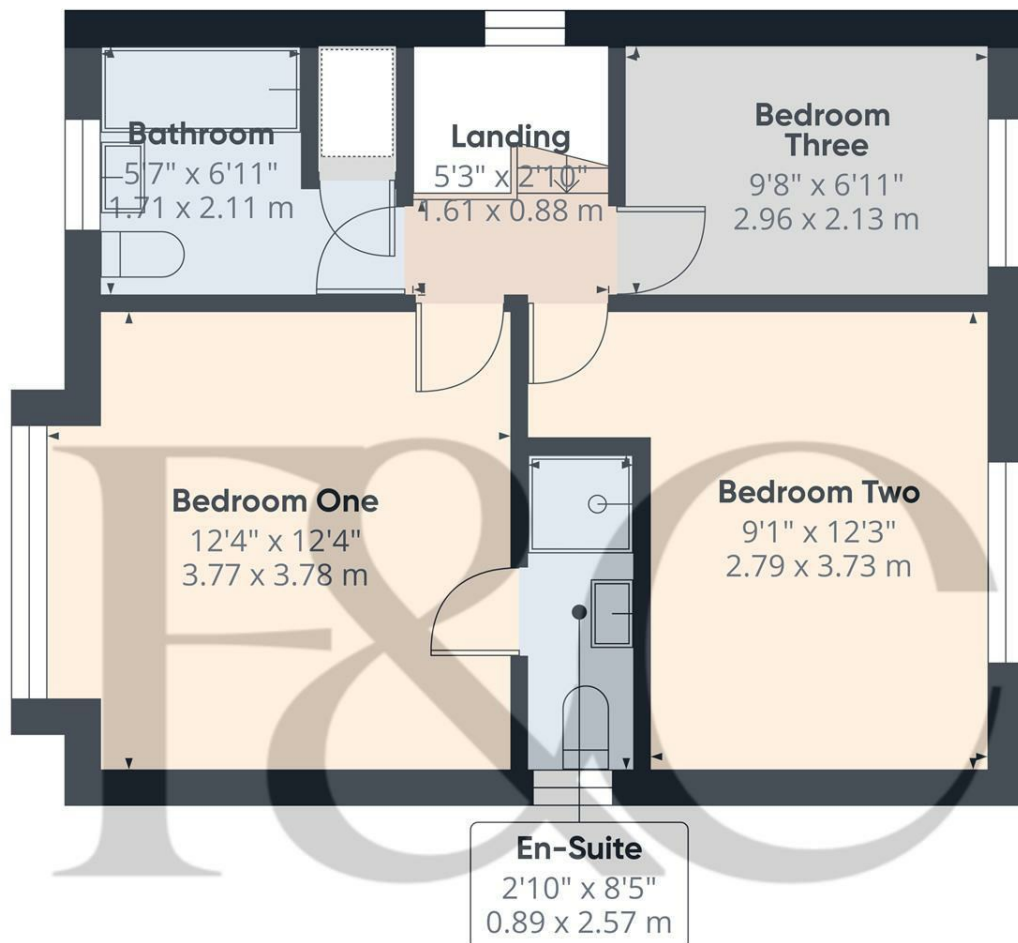
Approximate total area⁽¹⁾
461.34 ft²
42.86 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾
427.55 ft²
39.72 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(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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17 Woodhurst Close
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Council Tax Band: C
Tenure: Freehold

