

# Woodhurst Close

Derby, DE21 4SG



Lovely modern home perfect for young couples and families with a stylish open plan layout including a refitted dining kitchen with breakfast bar and a walk-in pantry cupboard a refitted luxury four piece bathroom and an en-suite to the master bedroom.

£240,000

John German

This great location offers an extensive range of walkable local amenities including shops, good schools and leisure facilities. There is easy access to great local transport including a good bus service and Derby train station, and by car there are major transport links nearby including A610, A52, A50, M1, A38.

Entrance to the property is via the front entrance door with a matching side panel that opens into an entrance lobby with stairs rising to the first floor landing, radiator and laminate flooring. A door opens into the living room that has laminate flooring, a uPVC double glazed window to the front, central heating radiator and a feature fireplace with a living flame gas fire, marble hearth and painted wooden surround.

Open plan access leads into the generous dining kitchen which has been fitted with a smart range of base units, glass fronted eye level units, concealed combination boiler, larder unit and a walk-in pantry cupboard that extends back into the understairs storage cupboard providing excellent storage. Wood effect laminate work surfaces extend out to form a peninsular breakfast bar, inset one and a half bowl sink unit with mixer tap and tiled splashbacks. There is an integrated dishwasher, built in oven and five ring gas hob with extractor hood over plus spaces for a washing machine and fridge freezer. Laminate flooring runs through to a generous dining space with room for a family sized dining table, radiator, uPVC double glazed window overlooking the rear garden and matching French doors that open out onto the decking.

On the first floor is a central landing with a neutral fitted carpet, window to the side and a built-in storage cupboard. The master bedroom has a uPVC double glazed window to the front, radiator and a neutral fitted carpet. The en-suite is fitted with shower enclosure, low flush WC, vanity wash basin with storage beneath, tiled splashbacks, heated towel rail and a uPVC double glazed window to the side.

Bedroom two has laminate flooring, central heating radiator and a uPVC double glazed window to the rear. Bedroom three has a uPVC double glazed window to the front, radiator and a neutral fitted carpet.

The bathroom is fitted with a full four piece suite comprising a fully tiled corner shower enclosure, deep curved free standing bath with waterfall tap and hair shower attachment, low flush WC and a bowl style wash basin set on a vanity wash standing with storage beneath. UPVC double glazed window to the rear, tongue and groove panelling, patterned tile floor and a wall mounted fan heater.

Outside the property is set back from the road in an elevated position behind a low maintenance front garden. A tarmac driveway to the side provides off road parking and gated access to the rear.

The rear garden is tiered and landscaped to make the most of the sloping plot with a spacious timber deck adjacent to the French doors making an ideal BBQ space or play area. Gated steps then lead up to a generous paved patio alongside another smaller timber deck and gravelled borders. Further steps lead to the top of the garden where there is a large decked terrace with views over the roof tops.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick **Parking:** Drive

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

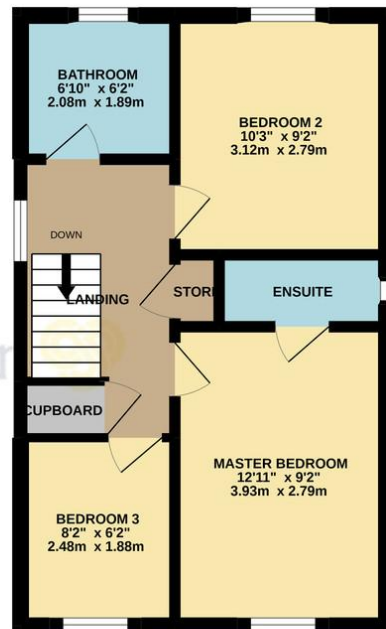
**Our Ref:** JGA/11072024

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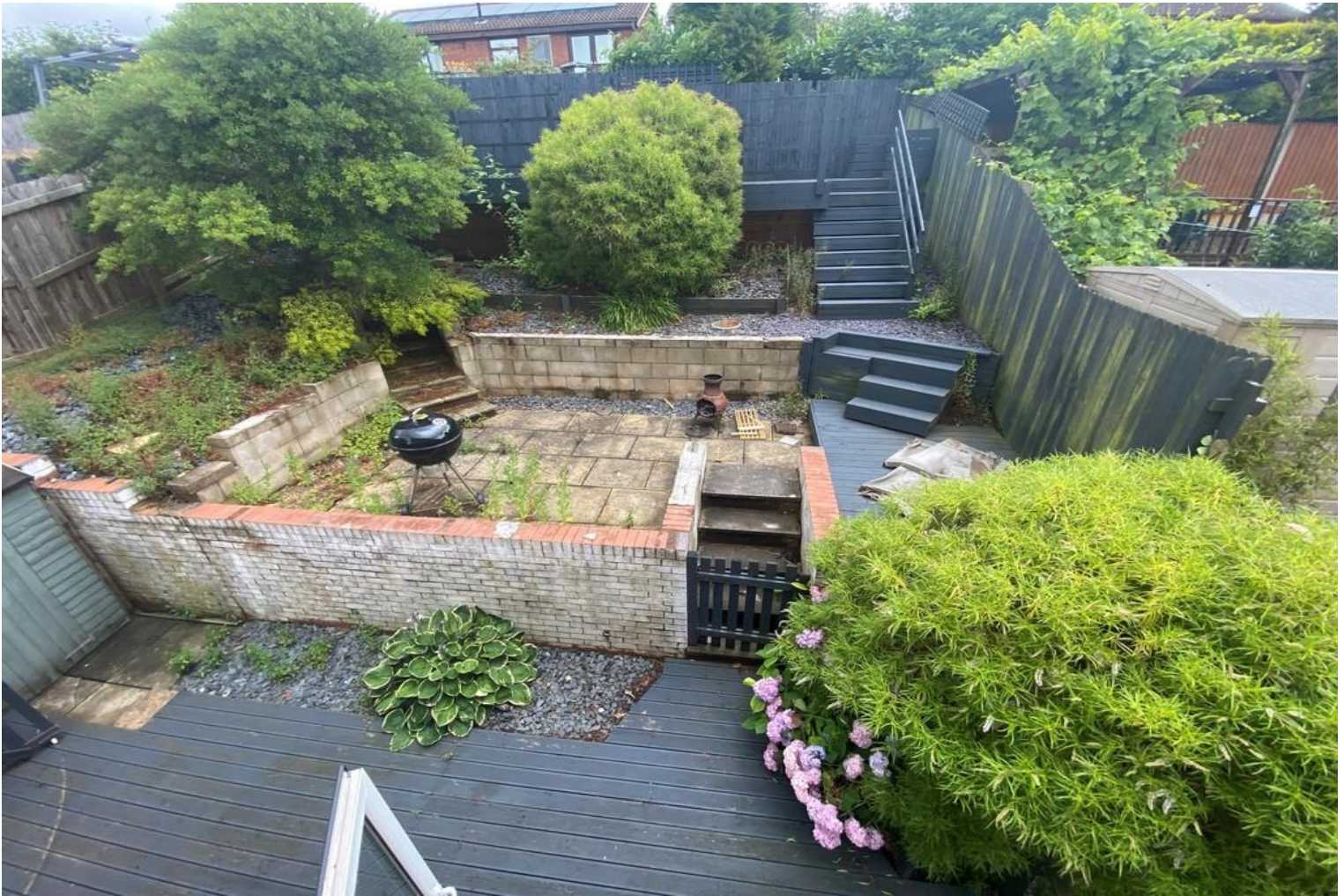
GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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