

**1 Roehampton
Drive
Mackworth
Derby
DE22 4EE**

Price £325,000



- **TRADITIONAL DETACHED**
- **LARGE CORNER PLOT**
- **AMPLE PARKING**
- **MODERN FITTED DINING KITCHEN**
- **DUAL ASPECT LOUNGE**
- **THREE BEDROOMS**
- **MODERN BATHROOM**
- **OUTSIDE W.C AND UTILITY**
- **GAS CENTRAL HEATING AND DOUBLE GLAZED**
- **CLOSE TO LOCAL AMENITIES**

GENERAL INFORMATION

THE PROPERTY

Situated on this superb corner plot is this attractive traditionally three-bedroom detached residence which offers gas centrally heated and double-glazed modern accommodation. The well presented and neutral decor interiors, offer an entrance hallway, a dual-aspect lounge, and a spacious modern fitted dining kitchen with granite worktops.

On the first floor are three bedrooms, the principal bedroom being generous in size, two further bedrooms and an attractive modern bathroom.

Outside, the property offers lots of potential. It has a large parking area leading to a single garage, a front lawn with shrub borders, a generous-sized, well-kept lawn to the side and a large patio area for entertaining. The site offers an opportunity for extensions to the existing house subject to planning if required.





LOCATION

The property is close to Markeaton Park and has a range of local amenities, including convenience stores, a bakery, eateries, and a pharmacy. It provides straightforward access into Derby City centre with a complete range of shopping and leisure amenities. It is also within easy reach of the A38 and A52.

ENTRANCE VESTIBULE

1.09m x 1.65m to the door (3'6" x 5'4" to the door)

Has tiled flooring, useful storage cupboard for boots and coats and a further door which opens through to the hallway.

HALLWAY

2.04m x 1.94m (6'8" x 6'4")

Has attractive wood effect tiles, stairs

off to the first floor, door through to the kitchen and a further door opening through to the lounge.

LOUNGE

3.46m to chimney breast x 4.52m ex walk-in bay (11'4" to chimney breast x 14'9" ex walk-in bay)

A lovely light dual aspect room with a bay window to the front aspect, sliding patio doors out to the rear aspect. Ceiling light point, radiator and a stone effect tiled hearth.

KITCHEN

5.29m x 2.99 min 4.20m max (17'4" x 9'9" min 13'9" max)

This attractive room offers a range of modern kitchen units with granite work tops over which incorporate a one and a quarter stainless steel sink and a five ring gas hob with an extractor fan over.

Integrated appliances include a double oven and dishwasher, there is space for a Fridge/freezer. There are recess ceiling down lights, a useful under stairs storage cupboard and attractive wood effect tiles. A window looks out over the front aspect, and a door gives access to the garden and patio.

LANDING

Stairs rise to the first floor landing with a window to the rear aspect, loft access point, and built in storage cupboard. Doors lead off to

BEDROOM ONE

3.48m x 4.53m ex bay 5.30m into bay (11'5" x 14'10" ex bay 17'4" into bay)

A spacious room with a large walk-in bay window to the front aspect, a further window to the rear aspect, ceiling light point and two radiators.



BEDROOM TWO

3.31m x 2.86m to window (10'10" x 9'4" to window)

Has a window to the front aspect, radiator and ceiling light point.

BEDROOM THREE/ BOX ROOM

1.97m x 1.90m (6'5" x 6'2")

Has a window to the front aspect, ceiling light point and radiator.

BATHROOM

2.30m wide x 1.64m min 2.42m max (7'6" wide x 5'4" min 7'11" max)

This modern bathroom is an attractively fitted bathroom with a double ended bath with waterfall taps. Vanity unit with hand wash basin, W.C and a large fully tiled shower enclosure with dual heads. There is a chrome heated towel rail, attractive tile surrounds, ceiling light point and two obscure windows to the side aspect.



OUTSIDE

To the front of the property there is an extensive driveway providing parking for numerous vehicles and a lawned fore garden.

To the rear of the property is an outhouse serving as a utility room with gardeners toilet, a large paved patio area which opens up into a superb side garden which is predominantly to lawn with herbaceous trees and personal access door into the garage.

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.



TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

Derby City - D

CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

CONSTRUCTION

Standard Brick Construction

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they



have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED

DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All

measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 02/2025) DRAFT



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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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