

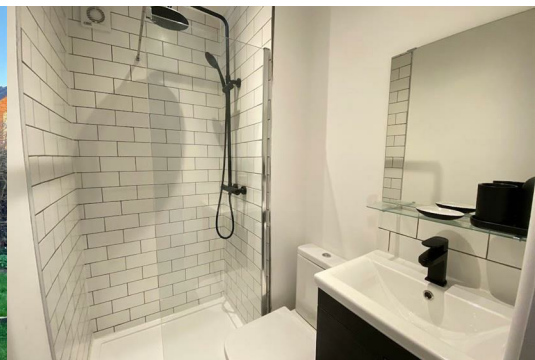


## 11 Woodland Road, Derby, Derbyshire, DE22 1GF

**£350,000**

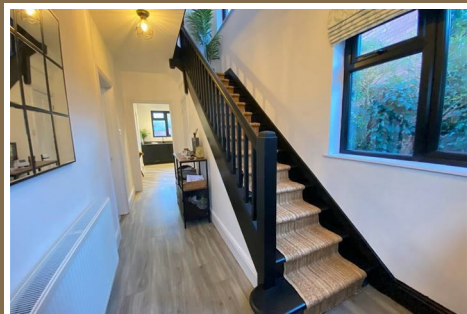


A highly impressive and beautifully presented four bedroom detached house featuring a superb living dining kitchen, principal bedroom with en suite and being located in this established residential area off Kedleston Road.



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## DIRECTIONS

The property is best approached from Kedleston Road, turning onto Broadway and immediately left onto Cedar Street, follow the road through the terraced houses where Woodland Road will be found at the top of the street and the subject property a short distance on the left.

Please note the current EPC is being updated to reflect the works that have been carried out to the property.

This striking property has been developed and finished with a modern render and complimenting UPVC double glazed windows and doors. The modern interior benefits from a newly installed combination boiler providing gas central heating and with spacious accommodation comprising, a welcoming entrance hallway, newly installed cloakroom, formal lounge, superbly appointed kitchen leading into an open plan living dining area with French doors to the garden. To the first floor a passaged landing leads to the principal bedroom with newly installed en suite, three further well proportioned bedrooms and main family bathroom.

Externally, there is a gated frontage and pathway to the side. Ample street parking.

The rear garden has a terrace area leading off from the French doors in the living kitchen, area of lawn and further areas suitable for landscaping of the buyers choosing.

Woodland Road is a mature residential street neighbouring the community spirited 'Six Streets' area off Kedleston Road. There is the reputable Markeaton primary school nearby along with grocery stores, post office, frequent public transport service between Allestree and Derby and with ease of access to both Darley and Markeaton parks.

A highly impressive and ideal family home and location.

## ACCOMMODATION

### HALLWAY

Entering the property through an attractive composite front door into a welcoming hallway with quality Karndean style flooring, stairs to first floor, side UPVC double glazed window, radiator.

### CLOAKROOM

Newly installed WC with combined wash basin, side UPVC double glazed window.

### KITCHEN DINER

Fitted with quality Karndean style flooring throughout.

### KITCHEN AREA

14' x 6'8" (4.27m x 2.03m)

Beautifully appointed with a modern range of wall and base units with matching cupboard and drawer fronts, low profile work surfaces, composite sink and drainer, integrated electric oven, microwave, five burner gas hob with



extractor fan over, fridge, freezer, dishwasher and tall pantry unit which houses combination boiler and provides space for a washing machine. Side and rear UPVC double glazed windows, inset ceiling downlighters.

### **LIVING DINING AREA**

11'4" x 10'10" (3.45m x 3.30m)

With ample space for dining and lounge furniture and with a pair of French doors leading out to the rear garden, vertical radiator and inset ceiling downlighters.

### **LOUNGE**

14' into bay x 11'5" (4.27m into bay x 3.48m)

An attractive lounge with UPVC double glazed bay window, media connections, radiator.

### **FIRST FLOOR**

#### **LANDING**

With independent access to all bedrooms, large side UPVC double glazed window.

### **BEDROOM ONE**

12'10" x 11'5" (3.91m x 3.48m)

A spacious double bedroom with built in wardrobes, UPVC double glazed window to the front elevation, radiator.

### **EN-SUITE**

5'9" x 4' (1.75m x 1.22m)

A beautifully appointed and newly installed en suite comprising a walk in shower enclosure with mains over head and regular shower heads, wash basin sat on a vanity unit and WC, tiled walls, Karndean style vinyl flooring, extractor fan.

### **BEDROOM TWO**

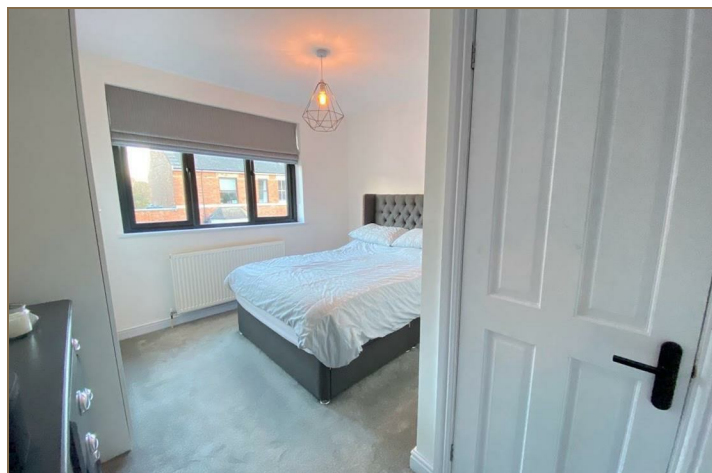
10'11" x 8'3" (3.33m x 2.51m)

A second double bedroom with rear facing UPVC double glazed window, central heating radiator.

### **BEDROOM THREE**

10'2" x 5'11" (3.10m x 1.80m)

A generous single bedroom with rear facing UPVC double glazed window, radiator.



## BEDROOM FOUR

9' x 6'10" (2.74m x 2.08m)

An equally generous fourth bedroom with built in shelving, UPVC double glazed window and radiator.

## BATHROOM

7'2" x 6'10" (2.18m x 2.08m)

Appointed with a large corner bath with mains shower over and screen, wash basin and WC, UPVC double glazed window, built in cupboard and radiator, inset ceiling downlighters and extractor fan.

## OUTSIDE

Externally, there is a gated frontage and pathway to the side. Ample street parking.

The rear garden has a terrace area leading off from the French doors in the living kitchen, area of lawn and further areas suitable for landscaping of the buyers choosing.

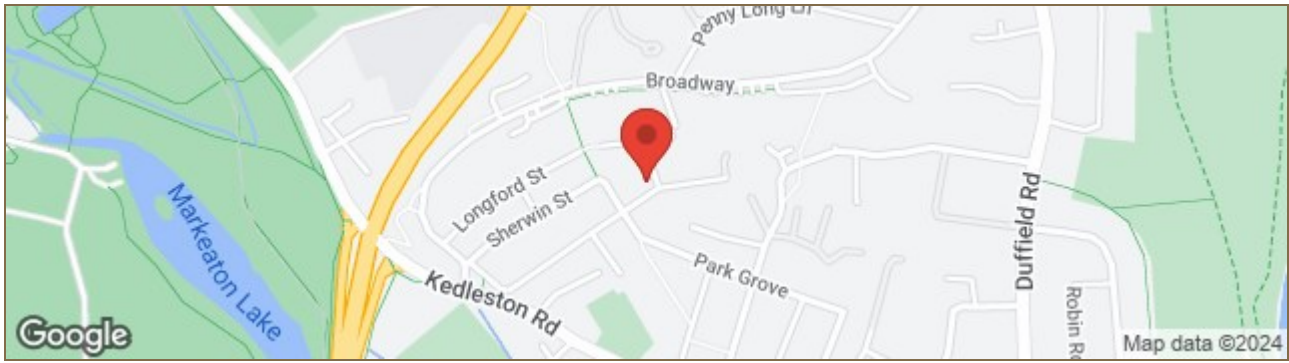
There is also hard standing for a sizeable store shed/office building.







## Road Map



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

