



95 Brackensdale Avenue, Mackworth, Derby, DE22 4AF

£349,950



Situated in the heart of Mackworth, close to local shopping facilities and within easy reach of Derby city centre, this is a beautifully appointed four bedroom detached house which benefits from gas central heating, double glazing and a delightful garden to the rear.



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DIRECTIONS

Enter Mackworth along Prince Charles Avenue and continue past the shops to the next roundabout. Turn left onto Knightsbridge and at the next roundabout continue straight over onto Brackensdale Avenue. The property is situated on the right hand side clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this superb family home which in brief comprises an entrance hall with staircase leading to the first floor, dining room, lounge with multi-fuel stove and open plan access to a sizeable dining kitchen which is the focal point of the house. A ground floor lobby leads off to an additional bedroom four/sitting room complemented by a ground floor shower room.

To the first floor are three bedrooms and a bathroom with shower.

Outside the property benefits from a garden to the rear which has a decked patio area with steps leading to a lawn and wooden cabin which is used by the current vendors for entertaining and as a gym and store. To the front elevation there is a further garden and driveway with car standing.

Purchasers should note that this property would be desirable for a family looking to provide ground floor bedroom and shower accommodation for an elderly relative or teenager as this is a particular feature of the house.

Mackworth is a highly sought after residential location owing to its range of shopping, school and medical facilities close by. The vibrant city centre is a short drive away and the house has ease of access to the A38 giving onward travel to the A50, A52 and M1 corridor.

Sizeable family homes, with the advantage of the ground floor bedroom and shower room, rarely become available for sale and the property should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with traditional style radiator, arched window with stained glass inset to the side elevation, staircase leading to the first floor and useful understairs storage area.

DINING ROOM

10'5" 12'10" (3.18m 3.91m)

(Measurement taken to centre of the bay window)

A well presented room, situated at the front of property which has a delightful feature fireplace with tiled hearth, traditional style radiator, walk in double glazed window to the front elevation and polished wooden floor. Double doors open to:

LOUNGE

10'5" x 11'11" (3.18m x 3.63m)

This area has a multi fuelled stove, polished wooden floor, traditional style radiator and door to the hallway.

OPEN PLAN ACCESS TO:

DINING AREA

7'1" x 7'3" (2.16m x 2.21m)

With open plan access to the lounge and kitchen area, this space is the focal point to the property and has double glazed doors

opening to the rear elevation, space for a dining table and inset ceiling spotlights.

KITCHEN

25' x 6'6" (7.62m x 1.98m)

(Maximum measurement)

Fitted with a range of work surfaces/preparation areas, wall and base cupboards and space for a electric cooker with extractor over. The kitchen has a Belfast style sink with mixer tap and there is a double glazed door to the side elevation, double glazed window to the side elevation, space for a washing machine, space for a fridge/freezer and complementary tiling to the walls and floor. The room has a central counter area which separates the kitchen area from the dining space and there is a wall mounted panelled radiator, further traditional style radiator and inset ceiling spotlights. Electric sockets with USB points.

REAR LOBBY

With access to:



SITTING ROOM/BEDROOM FOUR

11'1" x 11'1" (3.38m x 3.38m)

This particularly versatile space is used by the current vendors as a ground floor bedroom and would be well utilised by a dependant relative or teenager, as it has a shower room beside it and is separate from the rest of the house. The room has double glazed doors opening to the rear garden, panelled style radiator and tiled floor.

SHOWER ROOM

4'4" x 5'6" (1.32m x 1.68m)

With low level WC, wash hand basin, heated towel rail, glazed shower cubicle, frosted double glazed window and extractor fan.

TO THE FIRST FLOOR

LANDING

With polished wooden floor and oversized access to loft.

BEDROOM ONE

12'9" x 10'5" (3.89m x 3.18m)

(Measurement taken to the centre of the bay window)

With walk in double glazed bay window overlooking the front elevation, polished wooden floor and traditional style radiator.

BEDROOM TWO

10'10" x 10'3" (3.30m x 3.12m)

With double glazed window overlooking the rear elevation, polished wooden floor and traditional style radiator.

BEDROOM THREE

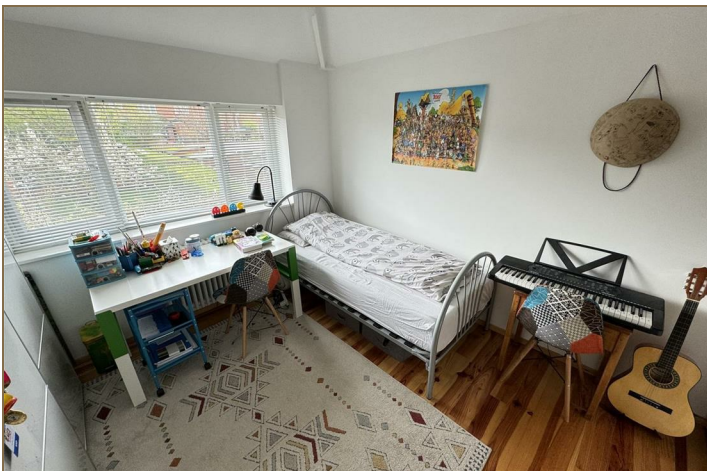
6'2" x 5'11" (1.88m x 1.80m)

Used by the current vendor as an office this room has a double glazed window, polished wooden floor and traditional style radiator.

FAMILY BATHROOM

5'10" x 5'7" (1.78m x 1.70m)

With low level WC, wash hand basin with storage cupboard beneath and bath with shower attachment, complementary tiling and heated towel rail.



OUTSIDE

Outside the property benefits from a delightful garden to the rear. The doors from the dining area lead to a decked patio area which has steps leading up to a lawn and cabin.

CABIN

This is a brilliant addition by the current vendors and has three distinct spaces. The central area is open for entertaining and there are then two further enclosed spaces for storage and alternative uses.

CENTRAL AREA

9'5" x 10'7" (2.87m x 3.23m)

ENCLOSED AREA ONE

9'10" x 4'10" (3.00m x 1.47m)

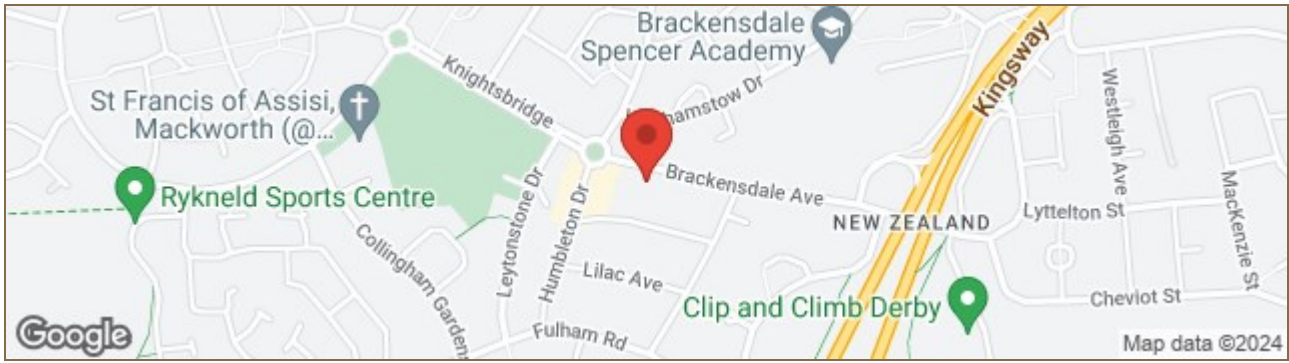
ENCLOSED AREA TWO

9'5" x 4'10" (2.87m x 1.47m)

To the front of the property there is garden area and resin driveway with gated access to the side of the house.



Road Map



Ground Floor



First Floor

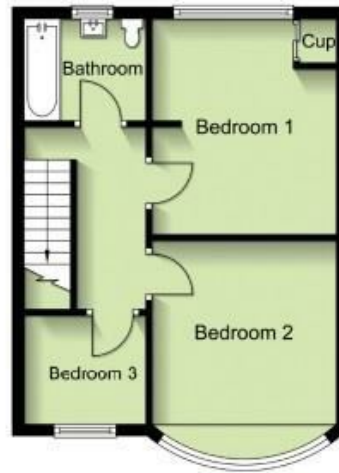
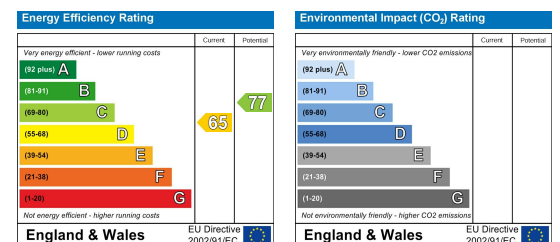


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

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

Energy Efficiency Graph



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