

Radbourne Lane, Mackworth, Derby

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Radbourne Lane, Derby, DE22 4LW

Price £189,950



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 452 sq.ft, 42 m², FLOOR 2: 452 sq.ft, 42 m²
TOTAL: 904 sq.ft, 84 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





IDEAL FIRST TIME BUY – A well presented traditional three bedroom semi-detached home with delightful landscaped rear garden and occupying this edge of estate location close to open countryside. The property would offer an ideal purchase for the first time buyer, young family or investor and occupies this extremely popular residential area and offers easy access to local shops, amenities and Markeaton Park.

The property has the benefit of a combination boiler gas central heating system, uPVC double glazing and the accommodation in brief comprises: entrance hallway, lounge, separate dining room, fitted kitchen breakfast kitchen. The first floor landing leads to three bedrooms, bathroom and bathroom with white three piece suite.

Outside, the property has a low maintenance gravelled front garden with gated access to the side leading to a delightful landscaped rear garden with shaped lawn, well stocked planting borders and timber framed shed.

- Well Presented Traditional Semi-Detached Home
- Gas Central Heating & uPVC Double Glazing
- Lounge & Separate Dining Room
- Front Garden & Delightful Landscaped Rear Garden
- Close to Open Countryside
- Ideal First Time Buy or Investment
- Entrance Hallway & Breakfast Kitchen
- Three Bedrooms & Bathroom with White Three Piece Suite
- Easy Access to Derby, Ashbourne & A52
- Close to Markeaton Park & Excellent Local Amenities







LOCALITY & AMENITIES

The property is located in the popular residential locality of Mackworth, giving easy access to a full range of amenities in both Mackworth, Mickleover and Derby City centre. Mackworth offers a range of shops and amenities on Prince Charles Avenue but is also situated within easy access of Kingsway Retail Park and Sainsbury's supermarket.

A regular bus service is available and good schooling at all levels. Excellent transport links are close by with easy access onto the A38, A50 and A52, which provide swift onward travel to the main motorway network and other regional centres.

Markeaton Park is only a short distance offering a range of leisure facilities to include mini golf course, tennis, boating and fishing lake. For those who enjoy the outdoors, the nearby countryside provides some delightful scenery and walks.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

6'8 x 6'1 (2.03m x 1.85m)

Entrance through uPVC double glazed doorway into the hallway. Fitted with grey wood grain effect laminate flooring, central heating radiator with decorative cover, staircase leading through to the first floor landing, smoke alarm and panelled doors giving access through to the lounge and breakfast kitchen.

Lounge

14'10 x 10'6 (4.52m x 3.20m)

Fitted with a feature fireplace with painted white surround, granite effect hearth and back place with inset coal effect gas fire, grey wood grain effect laminate flooring, central heating radiator with decorative cover over, TV point and uPVC double glazed window to front elevation.

Breakfast Kitchen

12'0 x 10'4 (3.66m x 3.15m)

Fitted with a range of maple effect fronted wall, base and drawer units with brushed stainless steel handles and roll edged laminated work surfaces over, integrated Indesit electric oven, gas four ring gas hob with stainless steel extractor unit over and ceramic tiled splashbacks. Low level appliance space with plumbing for an automatic washing machine, space tall fridge freezer, cupboard with access through to the electric meter and wall mounted Vaillant combination boiler. There is a central heating radiator, slate effect ceramic tiled floor, recessed LED downlighters, coving to ceiling, uPVC obscure glazed doorway to the side and uPVC double glazed window to the rear elevation. Under stairs storage / cloaks cupboard and doorway giving access through to the:

Dining Room

10'4 x 9'0 (3.15m x 2.74m)

Fitted with oak effect laminate flooring, central heating radiator, TV point and uPVC double glazed window to rear elevation.

FIRST FLOOR

Staircase leading through to the first floor landing from the entrance hallway.

Landing

With loft access, smoke alarm, uPVC double glazed window to front elevation and panelled doors giving access through to all three bedrooms and bathroom plus built-in airing cupboard with built-in shelving.

Primary Bedroom

14'8 x 10'3 (4.47m x 3.12m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Two

11'2 x 10'8 (3.40m x 3.25m)

Fitted with central heating radiator and uPVC double glazed window to the front elevation.

Bedroom Three

9'9 x 7'4 (2.97m x 2.24m)

Fitted with beech effect laminate flooring, central heating radiator, storage cupboard and wardrobe space over the stairwell and uPVC double glazed window to the front elevation.

Bathroom

7'10 x 5'4 (2.39m x 1.63m)

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, pedestal wash hand basin panelled bath, ceramic tiled splashbacks, laminated splashback panelling, wall mounted Triton electric shower, oak effect flooring, modern chrome ladder style heated towel rail, extractor fan and uPVC obscure glazed windows to the side and rear side elevations.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Front Garden

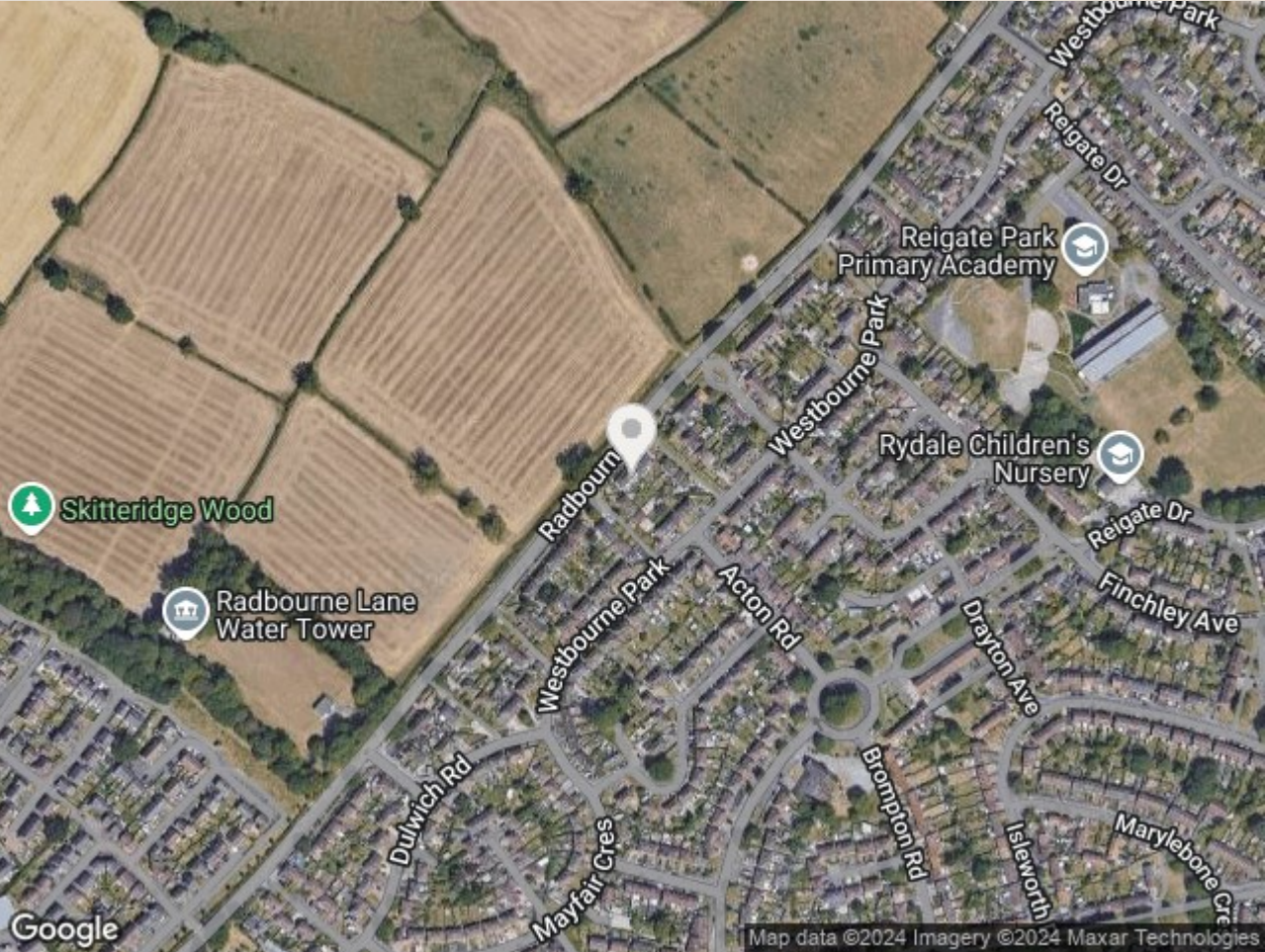
To the front of the property there is a low maintenance foregarden with gravelled beds, hedgerow boundary to the front with decorative fencing, pathway access through to the front door and timber gated access leading through to the side of the property and to the enclosed rear garden.

Delightful Landscaped Rear Garden

There is a delightful landscaped garden to the rear with purple brick slate seating area, shaped lawn with feature circular blue slate bed with feature shrubs and trees, well stocked planting borders, gravelled pathway, timber framed shed and the garden is enclosed by a fence panelled boundary. There is outside cold water and outside wall mounted LED downlighter on the side pathway.

Council Tax Band – A

Derby City Council



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

Sadler Bridge Studios Bold Lane, Derby, DE1 3NT
Tel: 01332 411050 Email: hello@curranbirds.co curranbirds.co

Energy Performance Graph

