



Phildock Wood Road, Derby

welcome to

Phildock Wood Road, Derby

A great opportunity to acquire this two bedroom semi-detached house in Derby with views over a neighbouring woodland, comprising of a lounge, dining kitchen, bathroom, two bedrooms and a private rear garden. Call us now to book your viewing and avoid missing out.

Lounge

15' 3" x 11' 11" (4.65m x 3.63m)

Upon entry through the front door leading straight into the contemporary lounge, featuring engineered oak wood flooring, a radiator and a double-glazed window to the front. A spacious area with a door leading to the kitchen.

Kitchen

15' 2" x 10' 3" (4.62m x 3.12m)

Beautifully fitted dining kitchen comprising of a range of matching wall, base and drawer units, with some integrated appliances such as a oven, dishwasher, washer/dryer, induction hob, overhead extractor hood, fridge freezer and stainless steel bowl and sink. Finished with herringbone engineered oak wood flooring and a double-glazed window to the rear.

Cloakroom

Low flush w/c, wash-hand basin, central heating radiator and double-glazed frosted window to the side with engineered oak wood flooring.

Understair Storage

Fitted with built in storage and engineered oak wood flooring.

Landing

First floor landing giving access to the two bedrooms and the bathroom. With carpeted flooring and access to a loft which is part boarded.

Bedroom One

15' 3" x 9' 8" (4.65m x 2.95m)

Double bedroom with carpeted flooring, double-glazed windows to the rear elevation and a radiator.

Bedroom Two

15' 3" x 9' 9" (4.65m x 2.97m)

Double bedroom with carpeted flooring, a double-glazed window to the front elevation and a radiator.

Bathroom

Three-piece suite comprising of a low-level w/c, wash hand basin, a shower over bath. With tiled flooring, part-tiled walls, a towel radiator and a double-glazed frosted window to the side.

Outside

Externally, the rear garden is mainly laid-to-lawn, with a block paved patio and path leading to the shed at the bottom of the garden. To the front there is partial patio block paving, a driveway allowing off-road parking for multiple vehicles, an electric car charging point and a shared pathway to the side of the property.





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Phildock Wood Road, Derby

- TWO BEDROOM SEMI-DETACHED
- SPACIOUS LOUNGE AND DINING KITCHEN
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- ECCLESBOURNE SCHOOL CATCHMENT AREA
- OPEN ASPECT TO FRONT WITH VIEWS OVER NEIGHBOURING WOODLAND

Tenure: Freehold EPC Rating: B

£235,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
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