



Cheviot Street, Mackworth



**£180,000**



## Key Features

- 3 Bedroom Terrace
- Character Features
- Enclosed Large Rear Garden
- Driveway Parking & Garage to Rear
- Family Bathroom
- Modern Fitted Kitchen
- EPC rating D
- Freehold







Located in the popular residential area of Mackworth, this spacious three-bedroom semi-detached home offers versatile living accommodation, a generous garden with rear parking, and excellent potential for families and first-time buyers alike.

The property has been thoughtfully arranged to provide a welcoming and practical layout. Upon entering, the hallway leads to two comfortable reception rooms — a bright and airy lounge featuring a striking exposed brick fireplace and sliding patio doors to the rear garden, and a separate dining room to the front with a charming bay window and exposed ceiling beams. The kitchen, accessed via an arched opening from the dining area, is fitted with a range of modern gloss units complemented by wood-effect worktops, tiled splashbacks, and integrated oven and gas hob, with a door leading out to the rear garden.

To the first floor, there are three well-proportioned bedrooms, including two doubles with fitted wardrobes and a further single that would make an ideal nursery or home office. The family bathroom is fitted with both a corner bath and separate shower cubicle, providing a practical and flexible space for family living.

Outside, the front of the property enjoys an attractive, low-maintenance garden laid with artificial turf and decorative borders. A side alleyway provides access to the rear, where there is an enclosed garden with paved patio area, lawn, and a hardstanding area providing off-road parking.

Cheviot Street is conveniently located for easy access to local schools, shops, and regular bus routes, while Derby city centre and major road links such as the A38 and A52 are within easy reach.

This is a fantastic opportunity to acquire a well-proportioned home with excellent potential, in a sought-after residential area — perfect for buyers looking to make their next move in Derby.

### Externally

The property is set back from the road behind an attractive, low-maintenance garden laid with artificial turf, offering a neat and welcoming first impression. A pathway leads to the front entrance, and to the left-hand side, a gated alleyway provides convenient access through to the rear garden.

### Entrance Hall

A welcoming hallway with wood flooring, stairs rising to the first floor, and access to the main reception rooms. There is a handy storage space under the stairs.









## Lounge

A spacious living room featuring exposed ceiling beams, a striking brick-built fireplace with inset log-burner-style stove, and sliding patio doors opening onto the rear garden, providing plenty of natural light and an ideal space for relaxation.

## Dining Room

Located at the front of the home, the dining room features a large bay window, exposed ceiling beams, and an archway leading through to the kitchen, creating a sociable flow between the living spaces.

## Kitchen

Fitted with a range of modern gloss-finish wall and base units, complemented by wood-effect worktops and tiled splashbacks. Appliances include an integrated oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, and a rear door providing access to the garden.

## Landing

With window allowing in plenty of light and doors leading to all bedrooms and the bathroom.

## Bedroom 1

A generous double bedroom overlooking the rear garden, featuring fitted wardrobes and overhead storage.

## Bedroom 2

Another spacious double bedroom positioned to the rear of the property, also offering built-in wardrobes and shelving.

## Bedroom 3

A well-sized single room, ideal as a nursery, home office, or child's bedroom.





## Bathroom

A spacious family bathroom fitted with a corner bath, separate shower cubicle, WC, and wash basin, with part tiled walls and vinyl flooring.

## Rear Garden

To the rear of the property is a fully enclosed garden providing an excellent outdoor space for families to enjoy. There is a paved patio area ideal for seating and entertaining, a lawned area, and a useful hardstanding section that provides off-road parking accessed from the rear. The garden also benefits from a brick outbuilding, offering additional storage options. There is also a single detached garage.

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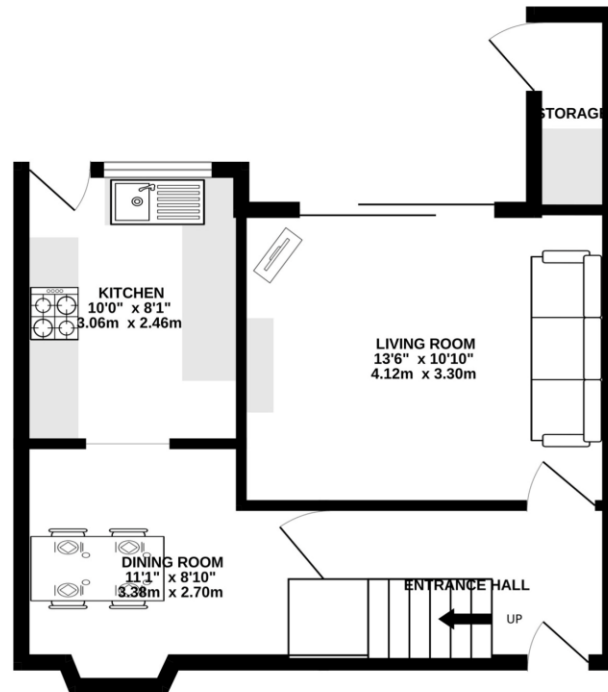




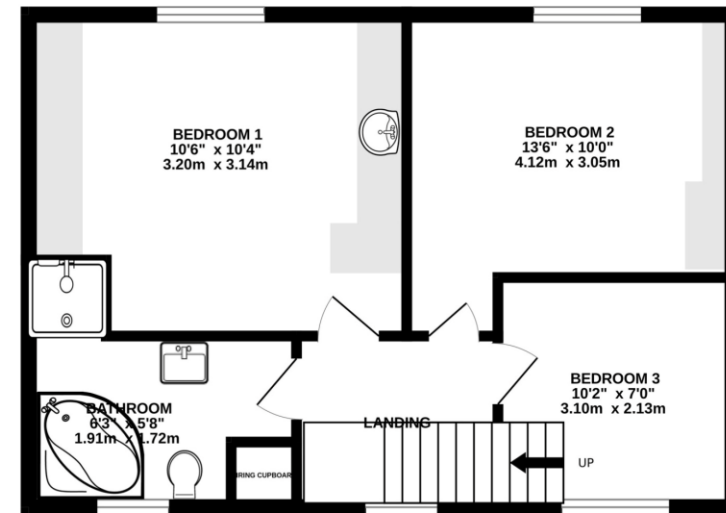




GROUND FLOOR



1ST FLOOR



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