



## Derwent Close, offers over £425,000

- Three Double Bedrooms
- 17ft Kitchen / Diner
- Two Separate Reception Rooms
- Cloakroom / Utility / Attic Room
- Private Corner Plot / Garage
- EPC Rating: C



 3  1  1





## About the property

Situated on a secluded corner plot with potential to extend subject to the necessary planning permissions, a larger style three double bedroom extended detached family home within walking distance of public transport and shops. Plenty of off road parking and a detached garage.

## Accommodation

### Porch

### Entrance Hall

### Cloakroom

### Lounge

19' 5" x 11' 9" ( 5.92m x 3.58m )

### Sitting Room

9' 9" x 8' 6" ( 2.97m x 2.59m )

### Kitchen / Diner

17' 1" x 9' 6" ( 5.21m x 2.90m )

### Laundry Room

6' 8" x 5' 7" ( 2.03m x 1.70m )



## Landing

### Main Bedroom

11' 8" x 10' 6" ( 3.56m x 3.20m )

### Dressing Room

8' x 4' 8" ( 2.44m x 1.42m )

### En-Suite Shower Room

8' x 4' 4" ( 2.44m x 1.32m )

### Bedroom Two

10' 5" x 10' ( 3.17m x 3.05m )

### Bedroom Three

9' 9" x 8' 9" ( 2.97m x 2.67m )

## Bathroom

### Attic Room

### Outside

### Front / Side / Rear

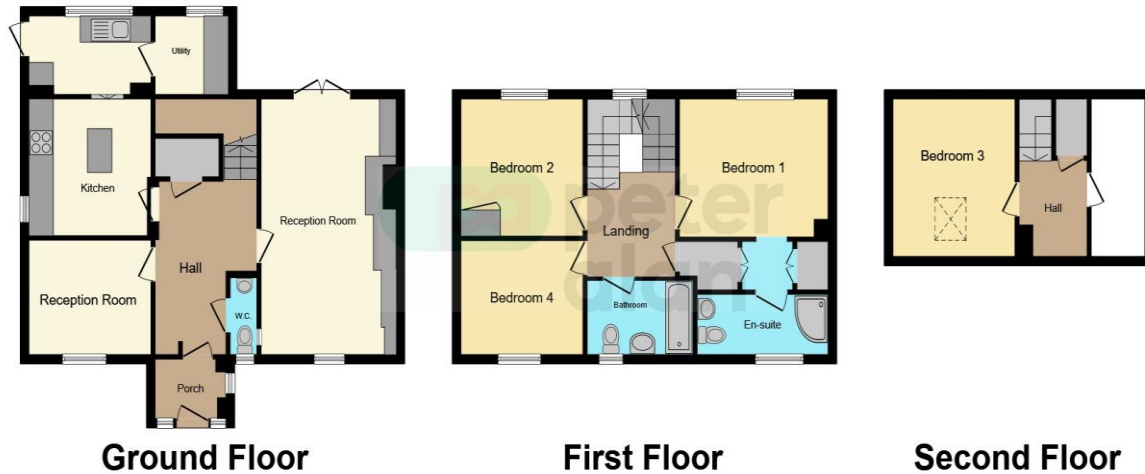
### Detached Garage

18' 2" x 9' 5" ( 5.54m x 2.87m )

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## Floorplan



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