



Attewell Close, Derby

£485,000

A spacious and stylish detached family home situated in a pleasant cul-de-sac within walking distance of amenities. The property has been extended to the rear and also into the loft, turning this from a four bedroom dwelling to a six bedroom dwelling, five of the bedrooms being double. There are also three bathrooms, a ground floor WC off the hallway, a separate study, kitchen/diner with utility room and two spacious reception rooms. To the front of the property is a Tarmac driveway with space for several vehicles and there is access along the side to a substantial detached brick built garage at the rear. The rear garden is of good size, very private and has spacious level artificial lawn for ease of maintenance.

- Five double bedrooms plus one single
- Large brick built garage
- Extended to the rear
- Separate Study
- Cul-de-sac location

Bedrooms: 5 | Bathrooms: 3 | Receptions: 3



Study - 3.05m x 2.44m (10'0" x 8'0")

Double glazed window to the front, a central heating radiator and coved ceiling.

Kitchen/Diner - 5.21m x 4.93m (17'1" x 16'2")

Spacious L shaped kitchen/diner including Oak finished wall, base and drawer units with laminate worksurfaces over, a 1 and ½ bowl stainless steel sink drainer with mixer tap, a fitted Quooker hot tap, Neff induction hob with an extractor hood over, electric oven, an integrated dishwasher, fitted wine rack, a central heating radiator, open plan access to the sitting room and a high quality tiled floor covering which extends through into the Utility Room.

Lounge - 4.32m x 3.48m (14'2" x 11'5")

Double glazed window to the front, feature fireplace with a log burning stove with Adams style surround and tiled hearth, coving to the ceiling, a central heating radiator and a door leading to the playroom.



Playroom - 2.82m x 1.98m (9'3" x 6'6")

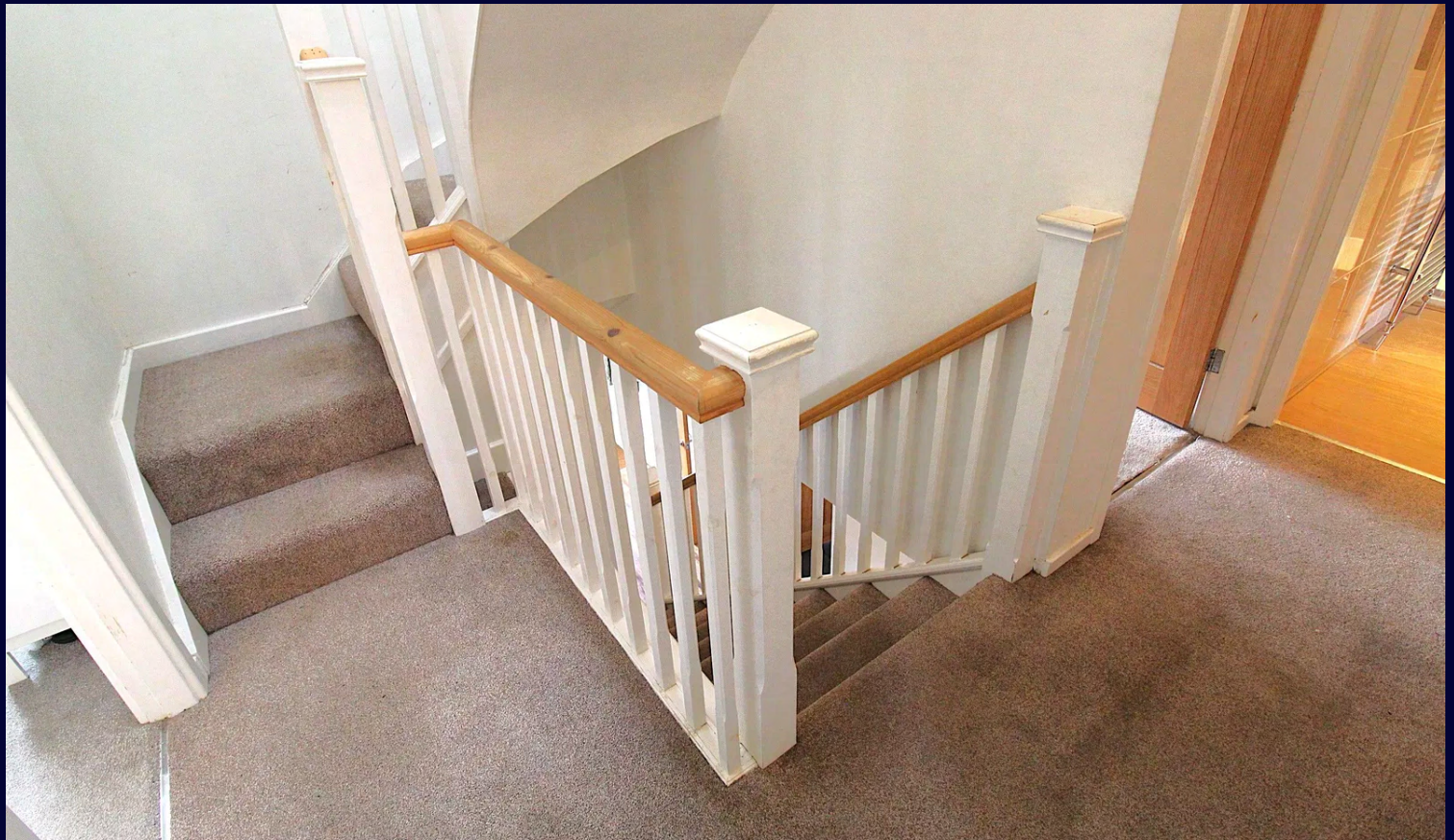
This room has been created by a stud wall from the lounge which could easily be removed if required and also retains double doors which connect it to the sitting room at the rear.

Rear Sitting Room

Light bright and airy room with a vaulted ceiling and two large UPVC double glazed windows backing on the the private rear garden. There are also two central heating radiators, a wall mount TV point and interconnecting double doors to the play room and sitting room.

Utility Room

Fitted with a matching range of base and eye level units with laminate worksurfaces, plumbing for a washing machine and space for a tumble dryer space. There is a also a double glazed back door to the rear garden, a Velux skylight and recessed down lighting.



Bedroom 1 - 4.78m x 3.66m (15'8" x 12'0")

Spacious master bedroom including a double glazed window to the front, a central heating radiator, a fitted walk in wardrobe and a door leading to the en-suite shower room.

En-suite

Recessed shower cubicle with a plumbed shower mixer, a pedestal wash hand basin, WC, shaver point, a chrome heated towel rail and a UPVC double glazed window to the side.

Bedroom 2 - 3.45m x 2.74m (11'4" x 9'0")

UPVC double glazed window to the rear, a central heating radiator and coved ceiling.

Bedroom 3 - 2.82m x 2.54m (9'3" x 8'4")

UPVC double glazed window to the front, a central heating radiator and a coved ceiling.



Bedroom 4 - 2.31m x 2.13m (7'7" x 7'0")

UPVC double glazed window to the rear, a central heating radiator and a coved to the ceil.

Family bathroom

A five piece suite comprising; a large walk in shower cubicle with plumbed shower mixer, a panelled bath, bidet, WC, a pedestal wash basin, fully tiled walls, laminate flooring and a UPVC double glazed window to the rear

Bedroom 5 - 4.5m x 3.48m (14'9" x 11'5")

With recessed ceiling spotlights, a Juliette balcony to the rear, storage in the eaves, a Velux skylight to the front and a central heating radiator.

Bedroom 6 - 4.57m x 2.82m (15'0" x 9'3")

With recessed ceiling spotlights, a Juliette balcony to the rear, storage in the eaves, a Velux skylight to the front and a central heating radiator.

Second Floor Shower Room

Quadrant shower cubicle with a plumbed shower mixer, WC, vanity unit with wash basin and two drawers below, a chrome heated towel rail, tiled flooring, fitted bathroom cabinet, a UPVC double glazed window to the rear, shaver point and recessed ceiling downlights.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		