

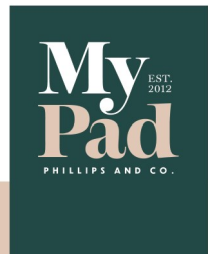
# 4 Bed House - Detached

Price £400,000

Clarissa Close, Derby, DE22 4NZ



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A smart and stylish modern detached family home occupying a delightful corner position in this highly aspirational locality, sited within the renowned ECCLESBOURNE SECONDARY SCHOOL CATCHMENT. This delightful high specification house benefits from gas central heating together with UPVC double glazing. In brief; reception hall, guest's cloakroom / Wc, sizeable bay fronted sitting room, superior well equipped dining kitchen with utility room off. On the first floor a landing leads to four bedrooms (Principal bedroom with shower room en-suite) and main bathroom. Outside is a two car driveway, brick garage and landscaped garden. The property is freehold. Council tax band E. Energy rating B.

**Wide Reception Hall 16'4" x 6'11" (4.99 x 2.12)**



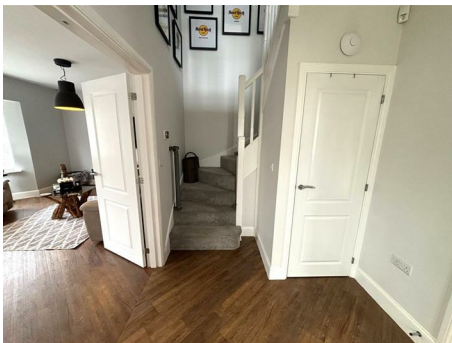
Having a composite and opaque double glazed entrance door, feature Karndean floor, understairs storage cupboard, radiator and dog legged staircase to first floor.

**Guests Cloak Room/WC**

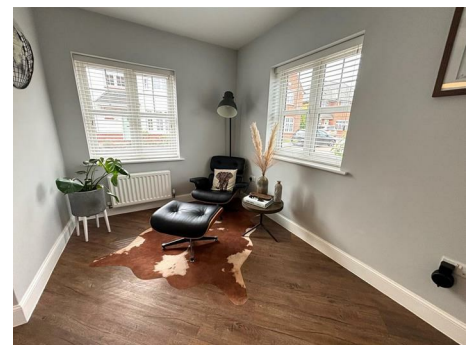


Having modern white two piece suite comprising; low centre flush wc and pedestal corner wash hand basin with complimentary ceramic tiled splash backs, contrasting Karndean floor, radiator and UPVC opaque double glazed window to front aspect.

**Sitting Room 22'5" x 12'3" maximum (6.84 x 3.75 maximum)**

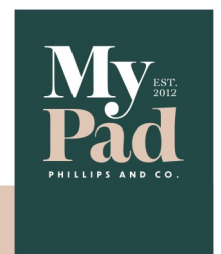


Having television and media connection points, feature Karndean floor, two radiators, UPVC double glazed windows to both front and side aspects with UPVC double glazed cant bay window to side aspect.



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## Dining Kitchen 22'4" x 11'6" (6.83 x 3.51)



Having a range of white high gloss soft close fitted wall, base and drawer units with matching central island unit, laminated working surfaces, inset black glass induction hob, complimentary ceramic tiled splash backs with contrasting Karndean floor, integrated black glass four ring induction hob with matching splash back, canopy extractor hood with down lighter, electric fan assisted double oven and grill, concealed dish washer, two radiators, ceiling LED down lighters, UPVC double glazed windows to both side and front aspects with UPVC double glazed French doors to garden.



## Utility Room 6'11" x 5'9" (2.12 x 1.77)

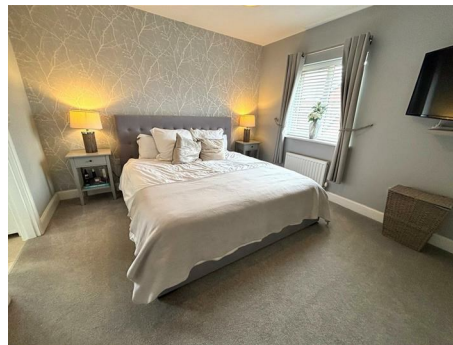
Having a range of white high gloss, soft close wall and base cupboards with laminated working surfaces, space and plumbing for automatic washing machine, space for dryer, concealed Potterton wall mounted combination gas boiler, complimentary ceramic tiled splash backs with contrasting Karndean floor, wall mounted extractor fan and composite and opaque double glazed door to rear aspect.

## First Floor Landing

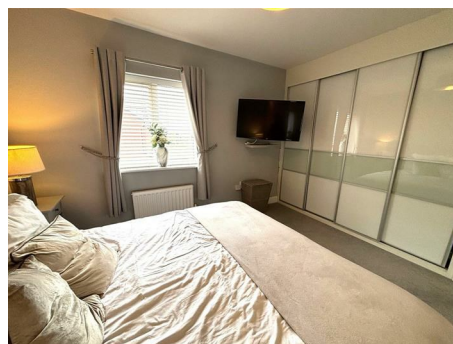


With access to roof space and large full height airing/storage cupboard.

## Principal Bedroom 11'11" x 11'7" plus wardrobe depth (3.64 x 3.55 plus wardrobe depth)



Having a range of quality built-in wardrobes, television connection point, radiator and UPVC double glazed window to side aspect. A door leads to the:-



## Shower Room/En Suite



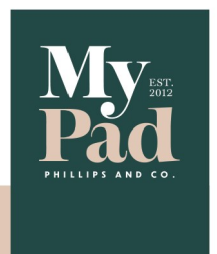
Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in shower with feature with fixed head mains fed french shower together with body jet sprays and hand held shower attachment, chrome and glass shower cabinet and door, complimentary ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, wall mounted extractor fan and UPVC opaque double glazed window to rear aspect.

## Bedroom Two 14'0" x 11'5" maximum (4.27 x 3.50 maximum)



Having radiator and UPVC double glazed window to side aspect.

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**Bedroom Three 11'4" x 8'0" maximum  
(3.47 x 2.44 maximum)**



Having radiator and UPVC double glazed windows to both front and side aspects.

**Bedroom Four 10'9" x 8'3" maximum  
(3.30 x 2.53 maximum)**



Having radiator and UPVC double glazed windows to both front and side aspects.

## Bathroom



Having modern white four piece suite comprising; low centre flush wc, pedestal wash hand basin, deep panelled bath and walk in shower with chrome mains fed shower, chrome and glass shower cabinet and door, complimentary ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, shaver socket, wall mounted extractor fan and UPVC opaque double glazed window to front aspect.



## Outside

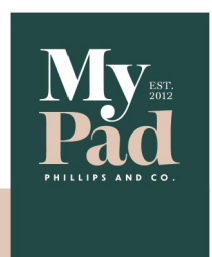


The property occupies a well tended corner plot at this sought after residential address, sited within the

renowned Ecclesbourne School Catchment area. To the front and side are deep filled mature shrubbed borders, with a driveway to the rear offering two car parking spaces and leading to a brick garage (having feature motorised roller shutter door, pitched tiled roof space and supplied with power and light). A wooden access gate leads to the landscaped rear garden, enclosed by brick walling together with chrome panelled fencing, laid to a feature artificial lawned area with Indian sand stone patio, separate timber decked sun terrace with ornamental pergola, outside cold water tap and garden lighting.



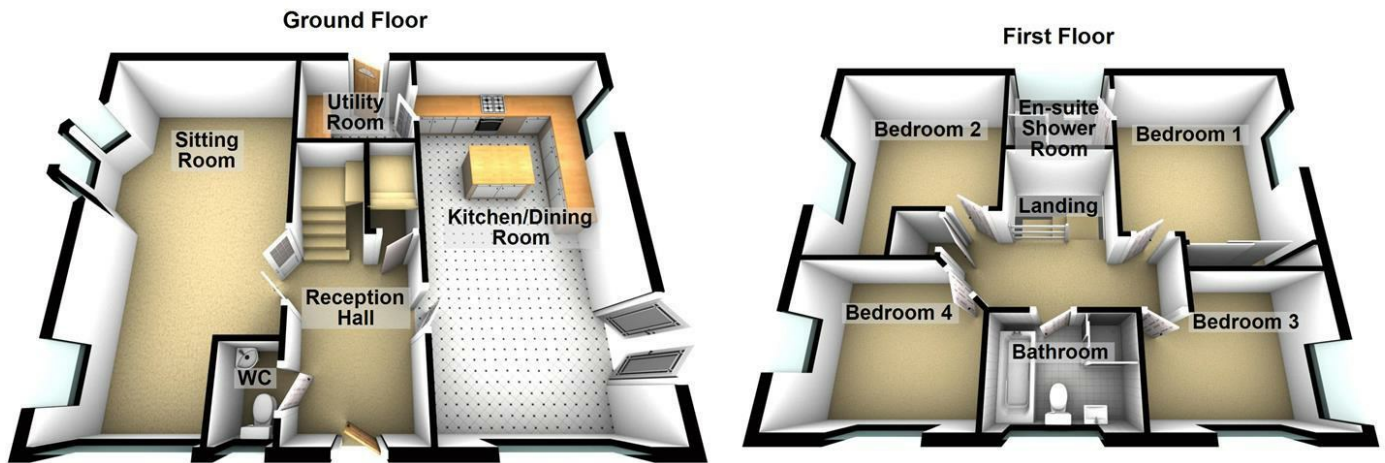
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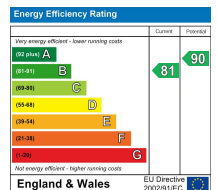
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