

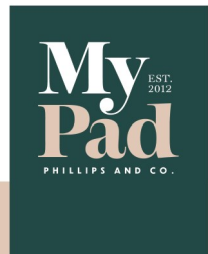
3 Bed House - Semi-Detached

Price £239,950

 Kensal Rise, Mackworth, Derby, DE22 4DA



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A superbly appointed thoughtfully extended and upgraded high specification semi detached family home occupying a large landscaped corner plot at this popular residential address. A full inspection is absolutely essential to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed. Tastefully appointed throughout. In brief; Reception hall, guest's cloakroom / Wc, light and spacious sitting room with conservatory off, superior well equipped dining kitchen with feature range cooker, utility room. On the first floor a landing leads to three bedrooms and bathroom with white suite. Outside are well tended gardens and a two car forecourt (further dropped kerb to the rear to offer further car parking and garage, subject to usual consents). The property is sold freehold. Council tax band A. Energy rating C.

Reception Hall



Having feature UPVC opaque double glazed entrance door, UPVC double glazed window to front aspect, laminated wood effect floor, double radiator and staircase to first floor.

Guest's Cloakroom / Wc



Having modern white two piece suite comprising; low centre flush wc and floating corner wash hand basin with complimentary ceramic half tiled walls, contrasting vinyl floor and UPVC opaque double glazed window to front aspect.

recessed pebbled effect living flame fire, ornate coving with twin ceiling rose, television and media connection points, radiator, UPVC double glazed window to front aspect and UPVC double glazed French doors leading to the:-



Sitting Room 17'10" x 13'7" reducing to 10'1" (5.44 x 4.16 reducing to 3.08)



The focal point of the room being the feature period style fire surround with marble hearth and matching back plate,

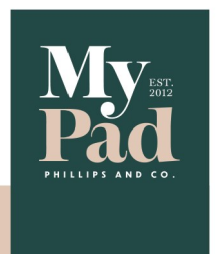
Conservatory 12'9" x 9'8" (3.90 x 2.97)



Having a laminated wood effect floor, two double wall light points, UPVC double glazed windows with matching sliding patio door giving views and access over the mature landscaped sizeable rear garden.

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Extended Dining Kitchen 19'0" x 10'11" (5.81 x 3.34)



Having a full range of high gloss fitted wall, base and drawer units with marble effect laminated rolled edge working surfaces, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, space and plumbing for slim line dish washer, inset stainless steel sink top with side drainer, vegetable preparation bowl and hot and cold mixer tap, two UPVC double glazed windows to both rear and side aspects, the focal point of the room being the seven burner free standing gas range with twin electric fan assisted ovens, pan warmer and grill, two double radiators, space for American style fridge freezer and UPVC opaque double glazed door to side aspect.



Utility Room 6'3" x 5'11" (1.93 x 1.82)

Having a laminated rolled edge working surface, fitted wall cupboard, space and plumbing for automatic washing machine, space for dryer, access to pitched roof space and UPVC double glazed window to front aspect.

First Floor Landing

With access to roof space (having pull down loft ladder, supplied with light and housing the wall mounted combination gas boiler).

Principal Bedroom 13'7" x 10'4" (4.15 x 3.16)



Having a recessed built in double wardrobe, double radiator and UPVC double glazed window to rear aspect.

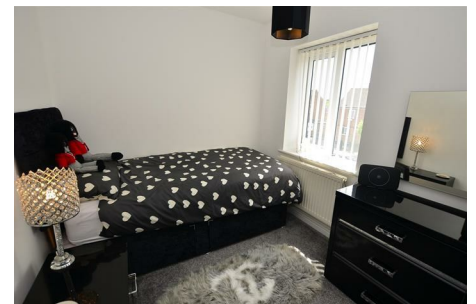


Second Bedroom 10'10" x 10'4" (3.32 x 3.16)



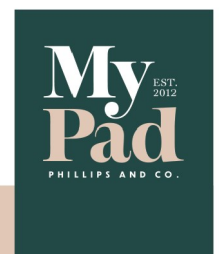
Having a built in store cupboard, radiator and UPVC double glazed window to rear aspect.

Bedroom Three 10'2" x 7'3" (3.12 x 2.22)



Having a radiator and UPVC double glazed window to front aspect.

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Bathroom



Having a modern white three piece suite comprising; low centre flush wc, wash hand basin nestling on a white high gloss vanity unit and deep panelled shower bath with chrome shower attachment and mixer tap over, glass shower screen, complimentary ceramic tiled walls with contrasting ceramic tiled floor, wall mounted extractor fan, radiator and UPVC opaque double glazed window to side aspect.

is laid to shaped lawns with Cotswold style patio area, pathway, arch, brick built store/workshop, cold water tap, garden and security lighting.

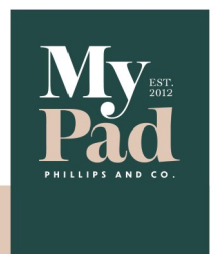


Outside



The property occupies a substantial corner landscaped plot at this ever popular residential address. To the front is a screen of privet hedging leading to a tarmac two car fore court with lawned area and low maintenance shrubbed borders. The property enjoys twin wooden access gates (having a lowered curb to the rear offering potential further off road car parking and garage space, subject to local authority planning consent). The landscaped garden

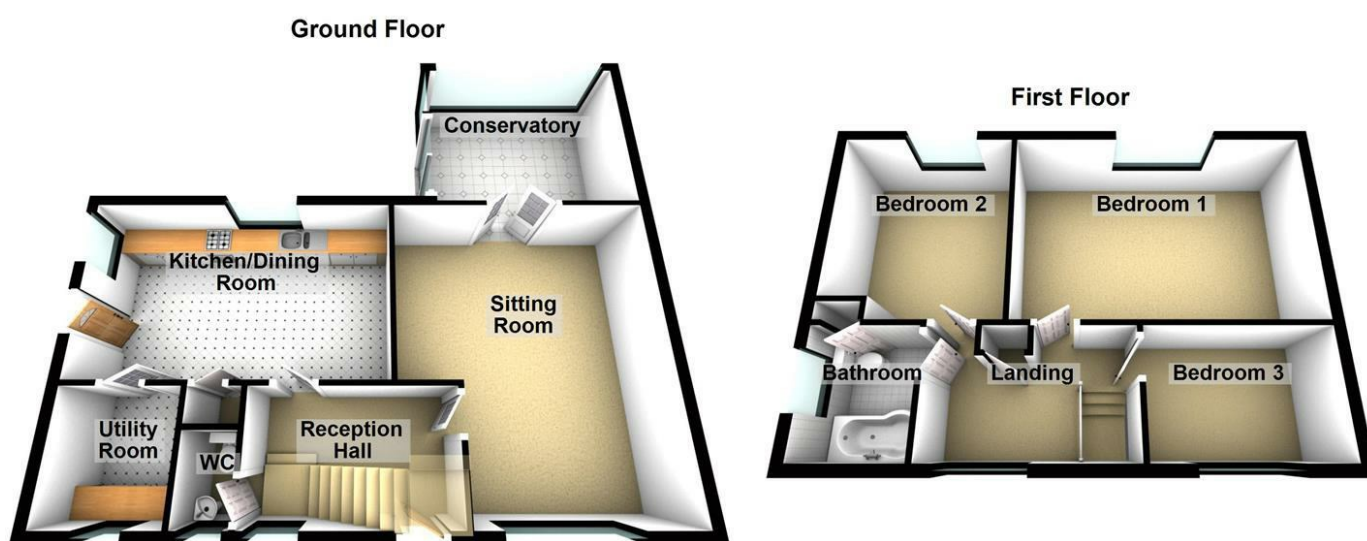
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		83
B		70	
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
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