


# 3 Bed House - Semi-Detached

Price £210,000

 Slack Lane, Derby, DE22 3FN




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A substantial three storey mews home situated in this ever popular residential locality and sited in a block paved cul de sac position, offering versatile accommodation. Gas central heating and UPVC double glazing. In brief; Reception hall, bedroom four / home office, utility room, study / ancillary storage space (converted from the garage). On the first floor a landing leads to a spacious lounge / dining room and fitted kitchen, whilst on the second floor, a landing leads to three bedrooms (Principal bedroom with shower room en-suite) and main bathroom. Outside is an integral garage / store and rear garden. The property is sold freehold. Energy rating C. Council tax band C.

## Reception Hall

Having timber and opaque glazed entrance door, feature solid wood floor, understairs storage cupboard, door to garage, radiator and staircase to first floor.

## Guests Cloak Room/WC



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

## Home Office/Bedroom Four 13'5" x 8'0" (4.11 x 2.46)

Having laminated wood effect floor, radiator and UPVC double glazed window to rear aspect.

## Utility Room 9'10" m 7'9" (3.02 m 2.38)

Having a range of wall and base cupboards with laminated working surfaces, inset stainless steel sink top with side drainer, hot and cold mixer tap, space and plumbing for automatic washing machine, laminated wood effect floor, radiator and timber and opaque door to rear garden.

## First Floor Landing

With radiator and staircase to second floor.

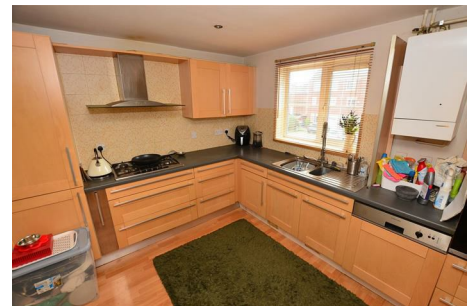
## Lounge/Dining Room 16'4" x 22'10" reducing to 13'5" (4.99 x 6.98 reducing to 4.10)



Having feature fire surround with pebbled effect living flame fire, laminated wood effect floor, television and media connection points, two radiators, ceiling down lighters and two UPVC double glazed windows to rear aspect.



## Kitchen 16'4" x 9'9" maximum (4.99 x 2.98 maximum)




Having a range of shaker style wall and base cupboards with laminated working surfaces,

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tiled splash backs, inset stainless steel five burner gas hob with electric fan assisted double oven and grill, built in microwave, integrated dish washer, laminated wood effect floor, ceiling down lighters and two UPVC double glazed windows to front aspect.



## Second Floor

With radiator and airing cupboard.

## Principal Bedroom 16'3" x 10'2" (4.97 x 3.11)

Having a range of built in wardrobes, radiator, two UPVC double glazed windows to rear aspect and door to:-

## Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and walk in tiled shower cubicle with mains fed shower.

## Bedroom Two 12'6" x 9'9" (3.83 x 2.99)

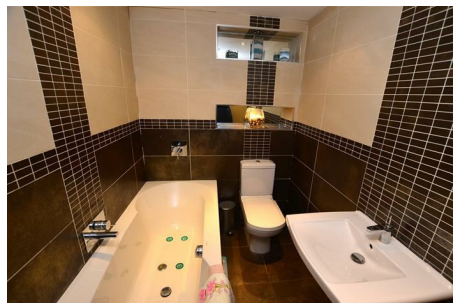


Having a laminated wood effect floor, radiator and UPVC double glazed window to front aspect.

## Bedroom Three 8'10" x 8'0" (2.71 x 2.44)

Having a laminated wood effect floor, radiator and UPVC double glazed window to front aspect.

## Bathroom



Having a white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and double ended bath, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, ceiling down lighters and extractor fan.

## Outside



The property occupies a block paved courtyard position at this popular residential address with a fore court giving car standing space and in turn leads to the internal utility/store, measuring 3.68 x 2.75, having an internal door, laminated wood effect floor and up and over door. Gated access at the side leads to the rear garden, enclosed by close panelled fencing, laid to a patio area with cold water tap.

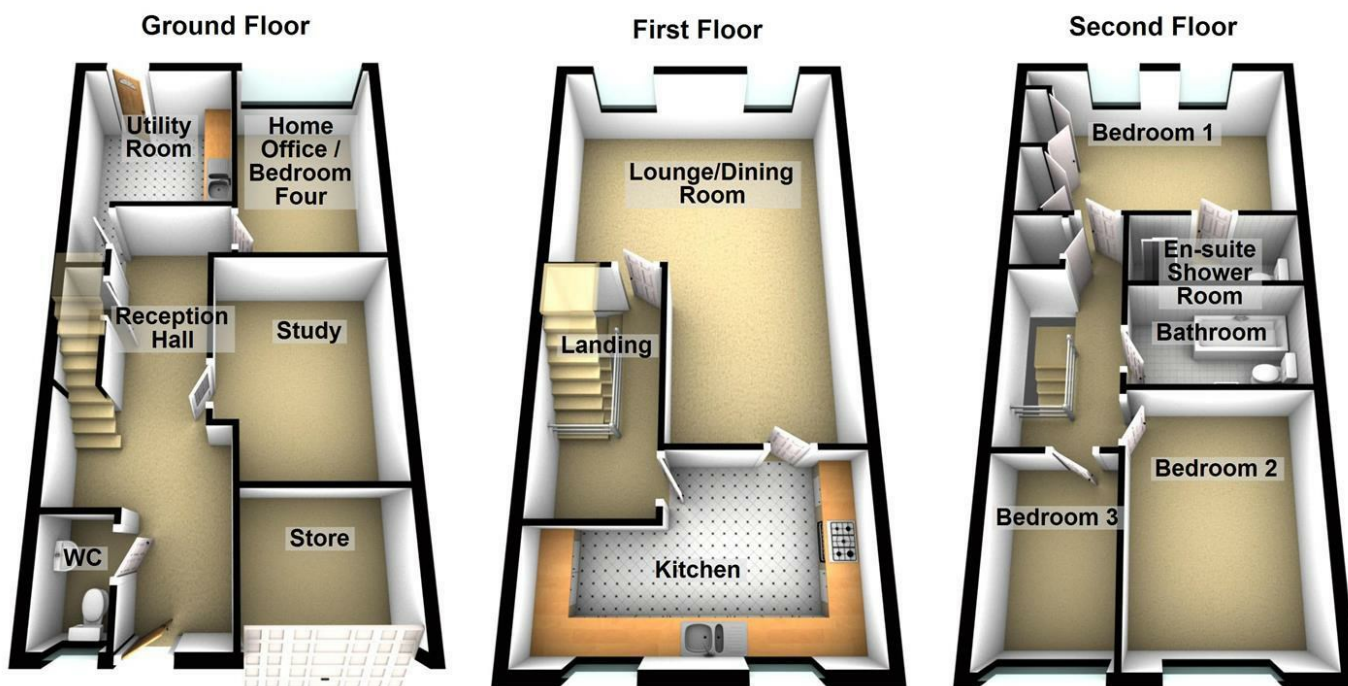
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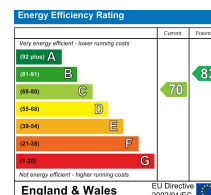
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