

# 3 Bed House - Semi-Detached

Price £199,950

📍 Isleworth Drive, Mackworth, Derby, DE22 4JT



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 3 Bed House - Semi-Detached

# £199,950

 Isleworth Drive, Mackworth, Derby, DE22 4JT

TAKE THE VIDEO TOUR! Occupying a delightful and sizeable landscaped corner plot in this ever popular residential locality is this greatly improved gas centrally heated and UPVC double glazed semi detached family home requiring a full inspection to appreciate the location, size of plot and wealth of appointments on offer. In brief; reception hall, guest's cloakroom / Wc, lounge / dining room, fitted kitchen. On the first floor a landing leads to three bedrooms and bathroom with white suite. Outside is a two car driveway and low maintenance landscaped gardens. The property is sold freehold. Council tax band A. Energy rating.

## Entrance Hall



Having composite and opaque double glazed entrance door, laminated wood effect floor, radiator, ceiling halogen down lighters, UPVC double glazed window to front aspect and turned spindle staircase to first floor.

## Guests Cloak Room/WC

Having a low centre flush wc with vinyl floor and opaque double glazed window to front aspect.

## Lounge/Dining Room 17'2" x 13'7" reducing to 9'10" (5.24 x 4.16 reducing to 3.02)



The focal point of the room being the

feature black granite contemporary style fire surround with matching hearth and back plate, recessed living flame fire, laminated wood effect floor, two radiators, television and media connection points, UPVC double glazed box bay window to front aspect, UPVC double glazed picture window and French door to rear garden.



## Fitted Kitchen 10'4" x 10'0" (3.16 x 3.07)



Having a range of white high gloss, soft close fitted wall, base and drawer units with wood grain effect laminated working surfaces, complimentary ceramic tiled splash backs with contrasting laminated wood effect floor, space and plumbing for automatic washing machine, inset black glass four burner induction hob with electric oven and grill, canopy extractor hood with down lighter, inset stainless steel sink top with side drainer, extendable hot and cold mixer tap, ceiling LED down lighters, radiator, space for fridge freezer, UPVC double glazed windows to both front and rear aspects with UPVC opaque double glazed door to garden.

## First Floor Landing

With access to roof space and UPVC double glazed window to front aspect.

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 3 Bed House - Semi-Detached

# £199,950

 Isleworth Drive, Mackworth, Derby, DE22 4JT

## Bedroom One 13'7" x 9'11" (4.15 x 3.04)



Having ceiling LED down lighters, laminated wood effect floor and UPVC double glazed window to rear aspect.

## Bedroom Two 10'5" x 10'1" (3.18 x 3.08)



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

## Bedroom Three 9'11" x 6'11" (3.04 x 2.11)



Having radiator and UPVC double glazed window to front aspect.

## Bathroom



Having modern white three piece suite comprising; low centre flush wc, wash hand basin nestling on a white high gloss vanity unit and deep panelled bath with feature fixed head mains fed drench shower together with hand held shower attachment, glass shower screen, complimentary ceramic part tiled walls with contrasting vinyl floor, ceiling extractor fan, LED down lighters and UPVC opaque double glazed window to side aspect.

## Outside



The property occupies a substantial corner plot at this popular residential address. To the front and side are well trimmed privet and conifer hedging, with a wrought iron gate leading to a low maintenance artificial lawned and gravelled fore garden. An adjacent wooden access gate leads to the side of the property, having a patio and timber decked entertaining area, with steps leading to a further gated access giving car standing space for two cars. A recessed timber workshop is also included in the sale. The rear garden is enclosed by brick walling

together with close panelled fencing, laid to an artificial lawn and gravelled area with a cold water tap, security lighting and pathway leading to a large built store/workshop.



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

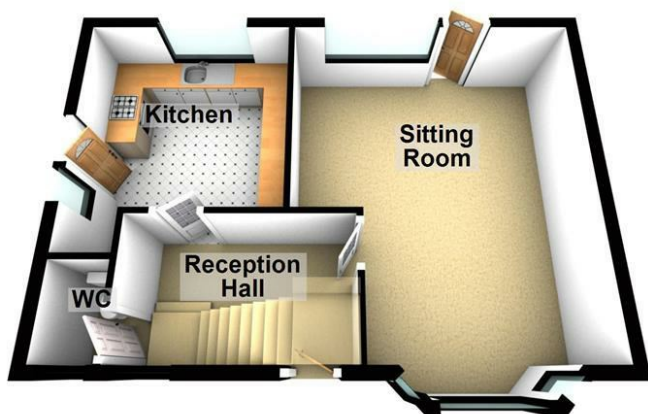
**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 3 Bed House - Semi-Detached

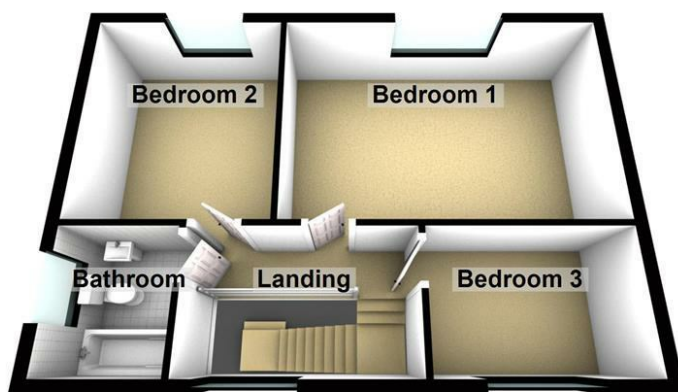
# £199,950

📍 Isleworth Drive, Mackworth, Derby, DE22 4JT

Ground Floor



First Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32 plus) A			
(21-31) B			
(13-20) C			
(5-12) D			
(2-4) E			
(1-3) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

