

3 Bed House - Semi-Detached

Price £180,000

 Bayswater Close, Mackworth, Derby, DE22 4JZ



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& Co**
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BY PAD GROUP

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My Pad Phillips & Co are delighted to offer this sizeable much improved semi detached home, occupying a large mature plot in this sought after suburb. Sited in a cul de sac position, the property benefits from gas central heating together with UPVC double glazing. In brief; reception hall, guest's cloakroom / Wc, lounge dining room, kitchen. On the first floor a landing leads to three bedrooms and shower room. Outside is a tarmac off road car parking space and established rear garden. The property is sold freehold, with immediate vacant possession and no upward chain. Council tax band A. energy rating D.

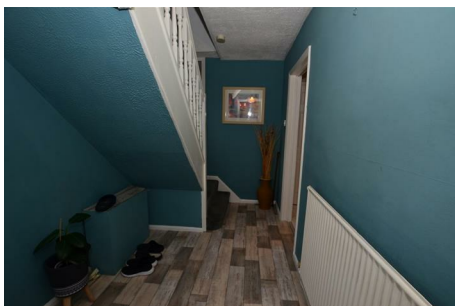
Canopied Storm Porch

To:-

Reception Hall



Having UPVC opaque double glazed entrance door, UPVC double glazed window to front aspect, wood grain effect vinyl floor, radiator and turned spindle staircase to first floor.



Guests Cloak Room/WC



Having concealed flush wc, complimentary ceramic tiled walls, radiator and UPVC opaque double glazed window to front aspect.

Lounge/Dining Room 17'1" x 13'6" reducing to 9'10" (5.21 x 4.14 reducing to 3.02)



The focal point of the room being the feature wooden fire surround with granite hearth and matching back plate, recessed coal effect living flame fire, television and media connection points, radiator, UPVC

double glazed window to front aspect and UPVC double glazed sliding patio doors giving views and access over the mature landscaped rear garden.



Kitchen 10'4" x 10'5" maximum (3.17 x 3.18 maximum)



Having a range of high gloss shaker style fitted wall, base and drawer units with contemporary chrome handles, granite effect laminated rolled edge working surfaces, inset Neff stainless steel four burner gas hob with electric fan assisted oven and grill, canopy extractor hood with

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down lighter, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, space and plumbing for automatic washing machine, space for dryer, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space for American style fridge freezer, walk in pantry (housing the wall mounted Ideal combination gas boiler), UPVC opaque double glazed window to side aspect, UPVC double glazed window to rear aspect with UPVC opaque double glazed door to rear garden.

Principal Bedroom 10'4" x 9'10" (3.17 x 3.02)



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

Bedroom Three 10'1" x 6'11" (3.08 x 2.12)



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



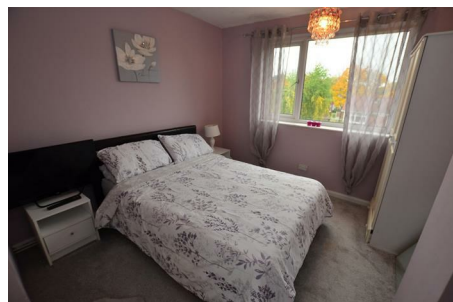
First Floor Landing



With access to roof space.



Bedroom Two 10'5" x 10'1" (3.19 x 3.08)



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

Shower Room



Having a modern contemporary white three piece suite comprising; low centre flush wc, wash hand basin nestling on a white high gloss vanity unit and quadrant shower cubicle with feature fixed head mains fed drench shower together with hand held shower attachment, chrome and glass shower cabinet and door, complimentary ceramic tiled walls with contrasting vinyl floor, chrome heated towel rail and UPVC opaque double glazed window to rear aspect.

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Outside



The property occupies a sizeable mature plot in this cul-de-sac position. To the front is a concrete off-road car parking space with a separate gravelled area. A wooden access gate at the side leads to a block paved sun terrace with timber decked patio area, having steps leading to the rear garden, which is enclosed by close panelled fencing, laid to a shaped lawn with tree barked shrubbed borders, gravelled area, brick built out building, cold water tap and garden lighting.



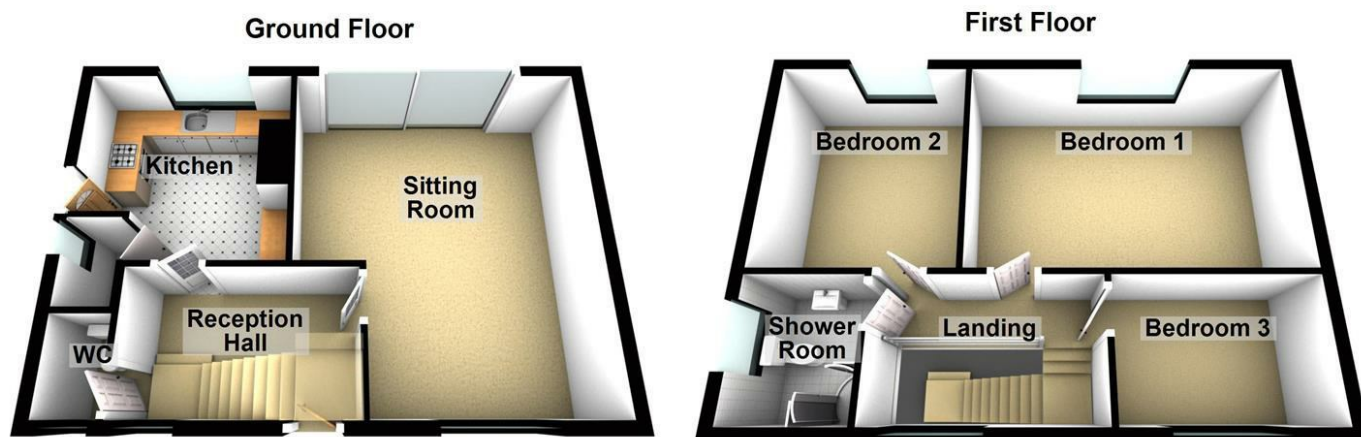
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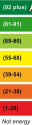
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	 59	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		