

3 Bed House - Detached

Price £395,000

 Roehampton Drive, Mackworth, Derby, DE22 4EE



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A superbly positioned modern three bedroom detached family home offering light and spacious accommodation, having been thoughtfully designed to take advantage of the stunning views to the rear over rolling Derbyshire countryside together with the private mature rear garden. A full inspection will reveal a thoughtfully upgraded light and spacious gas centrally heated and Upvc double glazed property standing in an extensive well tended plot and boasting ample car parking together with an integral garage and adjacent caravan / boat standing space. In brief; Reception hall, sitting room, dining room, family room, superior refitted breakfast kitchen. On the first floor a landing leads to three double bedrooms and modern family bathroom. The property is sold freehold. Council tax band D. Energy rating D.

Reception Hall

Having feature contemporary style composite and opaque double glazed entrance door with matching side light, feature marble tiled floor, radiator, ceiling LED down lighters and staircase to first floor. Twin natural oak glazed butler doors lead to the dining room.

Guest Cloak Room/WC

Having modern contemporary white two piece suite comprising; low centre flush wc and floating wash hand basin nestling on a white high gloss vanity unit, powder coated heated towel rail, complimentary ceramic part tiled walls with contrasting marble tiled floor and UPVC opaque double glazed window to front aspect.

Sitting Room 16'9 x 12'2 (5.11m x 3.71m)



The focal point of the room being the feature cast iron multi fuel burner on a raised slate hearth with exposed brick and oak mantel shelf, wood grain effect laminate floor, television and media connection

points, ceiling LED down lighters, UPVC double glazed window to front aspect and UPVC double glazed picture window offering delightful views over the private landscaped rear garden. Twin natural oak French doors lead to the:-



Family Room 16'2 x 11'9 (4.93m x 3.58m)



Having a wood grain effect laminate floor, radiator, television connection point, feature cathedral style ceiling with two velux double glazed ski lights, ceiling LED down lighters, UPVC double glazed windows to front and

side aspects and feature bi-fold door giving views and access over the private landscaped rear garden.

Dining Room 11'6 x 10'5 (3.51m x 3.18m)



Having feature marble tiled floor, radiator and UPVC double glazed picture window to rear aspect.

Breakfast Kitchen 11'5 x 10'5 (3.48m x 3.18m)



Comprehensively refitted to provide a full range of handlesless soft close wall, base

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and drawer units with laminated working surfaces, inset stainless steel five burner gas hob with matching electric fan assisted double oven and grill, canopy extractor hood with down lighters, integrated larder fridge, freezer and dish washer, complimentary ceramic tiled splash backs with contrasting marble tiled floor, radiator, ceiling halogen down lighters, UPVC double glazed window to rear aspect and UPVC opaque double glazed door to side aspect.



First Floor Landing

With access to roof space (having pull down loft ladder, the loft being partially boarded), large full height built in storage cupboard and UPVC double glazed window to front aspect.

Principle Bedroom 16'8 x 12'1 (5.08m x 3.68m)



Having a radiator, ceiling LED downlighters, UPVC double glazed window to front aspect and UPVC double glazed window to rear aspect (enjoying spectacular views over rolling countryside).



Second Bedroom 13'3 x 10'6 (4.04m x 3.20m)



Having ceiling LED down lighters, television connection point, radiator and UPVC double glazed window to rear aspect (again offering delightful views to the rear).



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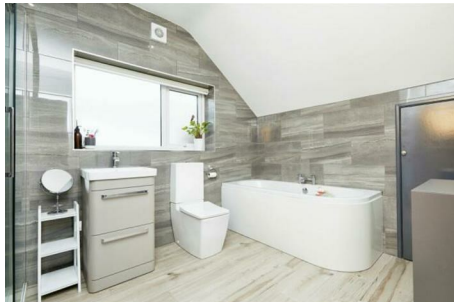
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Bedroom Three 11'5 x 10'5 (3.48m x 3.18m)



Having ceiling LED down lighters, radiator and UPVC double glazed window to rear aspect (again offering delightful views to the rear).

Main Bathroom 9'9 x 7'9 (2.97m x 2.36m)



Having modern contemporary white four piece suite comprising; low centre flush wc, wash hand basin nestling on a high gloss vanity unit, deep double ended panelled bath and walk in double shower with feature fixed head mains fed drench shower together with hand held shower attachment, frameless glass shower screen and door, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, wall mounted extractor fan, chrome heated towel rail, recessed storage cupboard (housing the wall mounted combination gas boiler) ceiling LED down lighters and UPVC opaque double glazed window to rear aspect.



Outside



The property stands on an extensive mature landscaped plot, at this popular residential address. To the front is a brick boundary wall leading to a lawned fore garden with established shrubs and trees. An adjacent concrete printed, block paved style driveway gives car standing space for five cars, which in turn leads to the garage. The rear garden is private, enclosed by close panelled fencing with a screen of well trimmed hedging, laid to a shaped lawn with slate patio area, shrubs and trees.

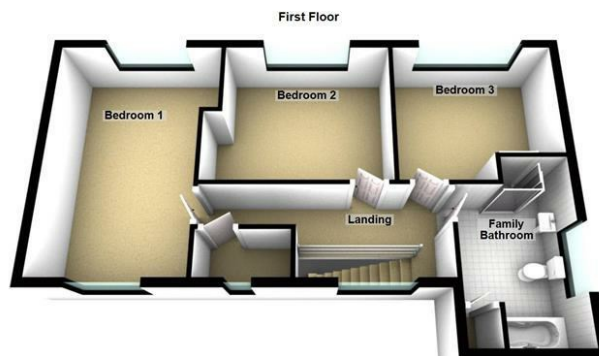
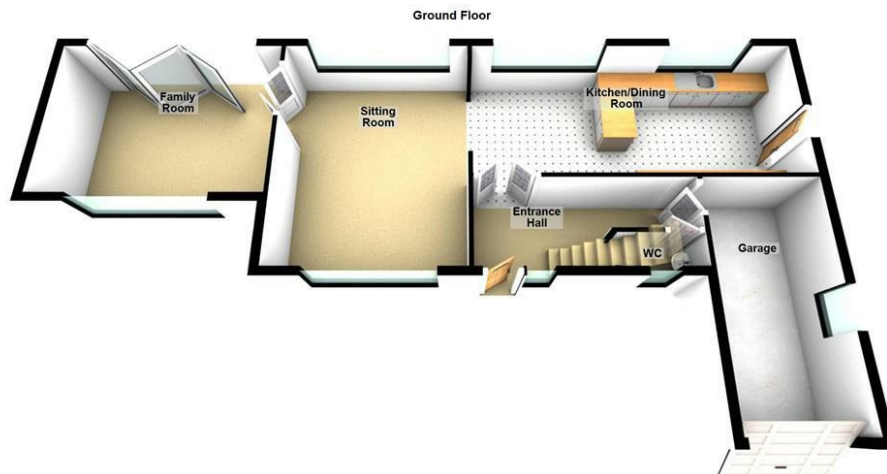
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive	

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