

## 2 Bed House - Semi-Detached

£219,950

 Skitteridge Wood Road, Derby, DE22 4PD



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A delightful modern semi detached home with 68 square metres of high quality living space, located within this sought after enclave and sited within the renowned Ecclesbourne Secondary School catchment. Tastefully appointed throughout and benefiting from gas central heating together with UPVC double glazing. In brief; reception hall, guest's cloakroom / Wc, well equipped kitchen boasting a range of integrated appliances, light and spacious lounge dining room with French doors flowing out to the mature rear garden. On the first floor a landing leads to two bedrooms and bathroom with white suite.

Outside, the property is set back from the road behind a tarmac frontage providing off road parking. Gated access to the side of the house leads to a nice sized fully enclosed rear garden being mainly laid to lawn with a paved patio area and a timber garden shed.

The property is sold freehold. Energy rating B. Council tax band B.

SOLD WITH NO UPWARD CHAIN.

## Reception Hall



Having composite and opaque double glazed entrance door, feature wood grain effect vinyl floor, radiator and staircase to first floor.

## Guests Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and pedestal wash hand basin with complimentary ceramic tiled splash backs, contrasting wood grain effect vinyl floor,

radiator and UPVC opaque double glazed window to front aspect.

## Kitchen 11'6" x 6'2" (3.52 x 1.88)



Having a full range of high gloss soft close fitted wall, base and drawer units with wood grain effect laminated working surfaces together with matching splash backs, integrated stainless steel four burner gas hob with matching splash back and canopy extractor hood with down lighter, electric fan assisted oven and grill, integrated larder fridge, freezer and slim line dish washer, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, concealed Potterton wall mounted combination gas boiler, radiator and UPVC opaque double glazed window to front aspect.



## Lounge/Dining Room 15'7" x 13'3" (4.76 x 4.06)



Having television and media connection points, deep understairs storage cupboard, radiator, UPVC double glazed window to side aspect and UPVC double glazed French doors giving views and access over the mature rear garden.

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## First Floor Landing

With access to roof space.

## Principal Bedroom 13'3" x 9'11" (4.06 x 3.04)



Having a range of built in wardrobes, radiator and UPVC double glazed window to rear aspect.

## Bedroom Two 13'4" x 9'11" (4.07 x 3.04)



Having bulk head storage, radiator and two UPVC double glazed windows to front aspect.

## Bathroom



Having a modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome mains fed shower over, glass shower screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, radiator and ceiling extractor fan.

## Outside



The property occupies a mature well tended garden, at this ever popular residential address, sited within the renowned Ecclesbourne Secondary School catchment area. To the front is a tarmac fore court giving car standing space with an adjacent car parking space shared with next door. The rear garden is enclosed by close panelled fencing, laid to a shaped lawn with patio area, gated side access and timber shed.

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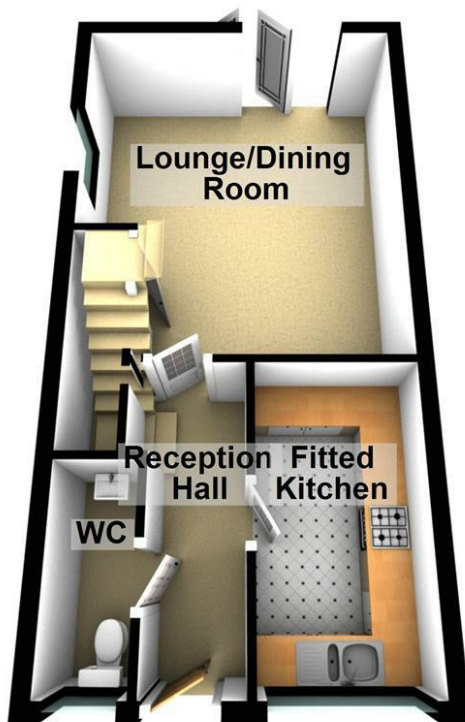
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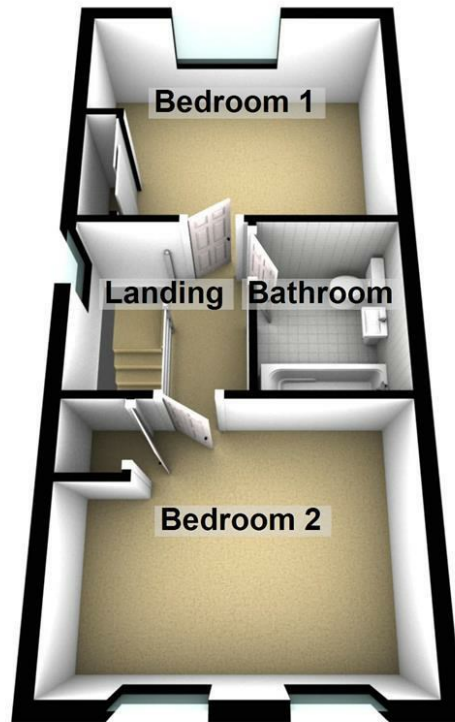
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Ground Floor



First Floor



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Energy Efficiency Rating	
Current	Potential
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England & Wales	