

5 Bed House - Semi-Detached

Price £300,000

📍 Millbank Close, Mackworth, Derby, DE22 4HJ



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A sizeable extended semi detached family home sited on a sizeable plot within this popular residential locality, offering substantial and versatile 133 metres square accommodation to include an ancillary room measuring 4.95m x 4.17m with separate entrance door to the main house, together with an adjacent wet room recently used for a dependant relative. These rooms offer the potential buyer the option to run a separate business from the main home (subject to consents) or again use for a dependent relative or teenager. Gas central heating together with UPVC double glazing. In brief; Sitting room, dining room, conservatory, kitchen, utility room., bedroom five with wet room. On the first floor a landing leads to FOUR BEDROOMS (principal bedroom with shower room en-suite) and main bathroom. Outside is a tarmac driveway and forecourt (accessed via Radbourne Lane) and low maintenance rear garden with outbuildings. SOLD WITH IMMEDIATE VACANT POSSESSION AND NO UPWARD CHAIN. The property is sold freehold. Council tax band A. Energy rating C.

Lounge / Dining Room 17'11" x 10'7" (5.47 x 3.24)



Having a fire surround, vinyl floor, television connection point, two radiators, UPVC double glazed window to front aspect, timber entrance door and staircase to first floor.

Dining Area 9'1" x 8'11" (2.78 x 2.73)



Having a vinyl floor, radiator and double glazed sliding patio doors to conservatory.

Conservatory 15'5" x 8'9" (4.72 x 2.67)



Having a tiled floor, radiator, double wall light point, UPVC double glazed windows and French doors to rear.



Kitchen 11'8" x 10'2" (3.58 x 3.10)



Having a range of wall and base cupboards with laminated working surfaces, space and plumbing for dish washer, Worcester wall mounted boiler, inset stainless steel sink top with side drainer, hot and cold mixer tap, inset stainless steel four burner gas hob with electric oven and grill, extractor hood, understairs storage and UPVC double glazed window to front aspect.

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Utility Room 9'6" x 8'7" (2.9 x 2.64)



Having a range of wall and base cupboards, space and plumbing for automatic washing machine, space for dryer, UPVC double glazed window with UPVC double glazed door to rear garden.

Family Room/Bedroom Five 16'2" x 13'8" (4.95 x 4.17)



Having a two radiators, UPVC double glazed window to front aspect and twin doors leading to the:-



Wet Room 8'7" x 6'8" (2.64 x 2.04)



Having a mains fed shower, part tiled walls, low centre flush wc, wall mounted wash hand basin and UPVC opaque double glazed window to side aspect.

First Floor Landing

With access to roof space and large full height storage cupboard.

Bedroom One 16'4" x 8'8" (4.99 x 2.66)



Having built in wardrobes, radiator and

UPVC double glazed windows to both front and side aspects. A door leads to the:-



Shower Room/En Suite



Having white three piece suite comprising; low flush wc, pedestal wash hand basin and walk in tiled area with electric shower, shower screen, chrome heated towel rail and UPVC opaque double glazed window to rear aspect.

Bedroom Two 13'2" x 8'10" (4.03 x 2.70)



Having a range of built in wardrobes,

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radiator and UPVC double glazed window to rear aspect.



Bedroom Three 11'3" x 10'4"
(3.45 x 3.16)



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



Bedroom Four 9'8" x 7'4"
maximum (2.95 x 2.25 maximum)



Having a bulk head storage area, radiator and UPVC double glazed window to front aspect.



Bathroom



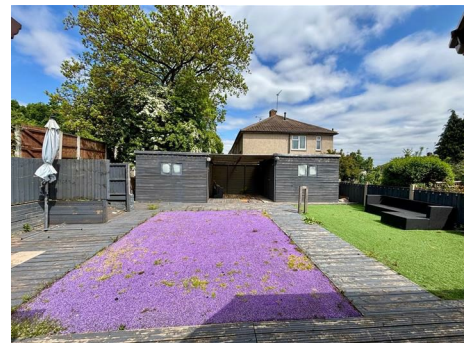
Having a white three piece suite comprising; concealed flush wc and wash hand basin nestling into a white high gloss vanity unit,

panelled bath with electric shower over, tiled walls with contrasting floor, radiator and UPVC opaque double glazed window to rear aspect.

Outside



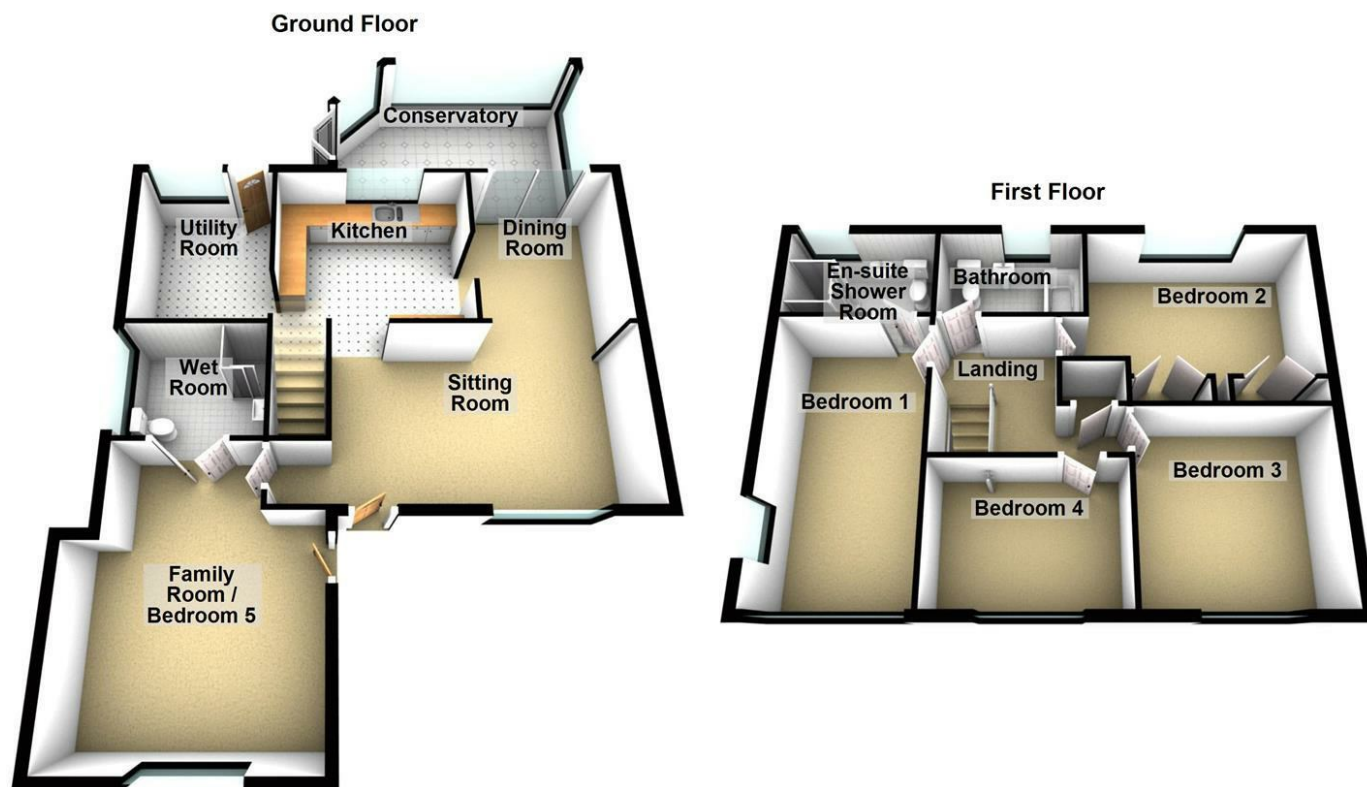
The property stands on a sizeable mature plot, at this popular residential address, with it being accessed via Radbourne Lane, offering a tarmac driveway giving car standing space for two/three cars. A wooden access gate to the side leads to the sizeable rear garden, enclosed by close panelled fencing, laid to timber decking with artificial lawn and having two large timber storage sheds.



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		83
B (81-90)	73	
C (69-80)		
D (55-68)		
E (49-54)		
F (39-48)		
G (1-38)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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