



Merton Drive
Mackworth Derby



Property Description

Modern and well presented freehold coach house situated in the ever popular area of Harlow Fields in Mackworth. The property is being offered with no upward chain. Boasting open plan living kitchen/diner, two good sized bedrooms, bathroom, en-suite, off road parking and garage. This property simply must be viewed to appreciate the size and standard of accommodation on offer!

Entrance Hallway

Having a composite door to the front elevation, leading to a private staircase. The entrance hallway features a Velux skylight to the rear elevation, radiator, smoke alarm and built in storage cupboard.

Kitchen / Lounge / Diner

20' 3" x 19' 7" (6.17m x 5.96m) Max

Having a uPVC double glazed window to the front elevation, two Velux skylights to the rear elevation, radiator, television point and telephone point. To the Kitchen area is a range of fitted wall, base and drawer units with a laminate work surface over with matching upstands, tiled splash backs, one and a half bowl stainless steel with drainer and mixer tap, built in electric oven, integrated gas hob, cooker hood over, space and plumbing for washing machine, space for fridge, radiator, wall unit housing wall mounted combination boiler and vinyl flooring.



Bedroom One

12' 6" x 12' 2" (3.81m x 3.71m)

Having a uPVC double glazed window to the front elevation, radiator, television point and door to en suite.

En Suite

7' 2" x 6' 8" (2.18m x 2.03m) Max

Having a Velux skylight to the rear elevation, pedestal hand wash basin with mixer tap, low level W.C, shower cubicle with mixer shower, tiled shower area, radiator, extractor fan and vinyl flooring.

Bedroom Two

11' 8" x 9' 0" (3.55m x 2.74m) max

Having a uPVC double glazed window to the front elevation and radiator.

Bathroom

Having a Velux skylight to the rear elevation, white three piece suite comprising; pedestal hand wash basin with mixer tap and tiled splash back, low level W.C, panelled bath with mixer tap, radiator, extractor fan and vinyl flooring.

Garage

Found below the property and featuring an up and over garage door, power, lighting and additional storage cupboard.

Outside

To the front of the property lies lawn garden area with planted shrubbery beds. Leading along to the side of the property is a tarmac driveway leading to off road allocated parking space as well as allowing access to the garage.







To view this property please contact Hall & Benson on

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EPC Rating: C Council Tax
Band: A

view this property online [hallandbenson.co.uk/Property/ATR102324](https://www.hallandbenson.co.uk/Property/ATR102324)

Tenure: Freehold



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