

Bernard Street, Woodville, Derbyshire, DE11 8BY  
£250,000





\*\*\*\* CHARACTER FOUR  
BEDROOM PROPERTY \*\*\*\*  
SPACIOUS FAMILY HOME  
WITH DOUBLE DRIVE AT  
THE REAR \*\*\*\* Deceptive  
property offering a lounge,  
dining room and family  
room, fitted breakfast  
kitchen with island, utility  
room and a guest  
cloakroom. Four first floor  
bedrooms and a bathroom  
with free stand bath and  
shower. Rear garden and  
double width drive.



## FAMILY ROOM

Entrance door into the family room with feature cast iron open fireplace, radiator and two upvc double glazed windows with fitted shutters to the lower half..

## INNER HALL

Doors to -

## LOUNGE

Radiator and upvc double glazed window with fitted shutters to the lower half.

## CLOAKROOM

Low flush wc, wash hand basin with storage under, radiator and upvc double glazed window.

## DINING ROOM

Window and door into the kitchen, radiator, door to the stairs and utility room.

## UTILITY ROOM

Fitted units and work surface, plumbing and space for a washing machine, space for a tumble dryer, radiator and upvc double glazed window with fitted shutters.

## BREAKFAST KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and matching island with breakfast bar. Fitted oven and hob with extractor, integrated dishwasher, radiator, upvc double glazed window and a door to the garden.

## FIRST FLOOR LANDING

Doors to -



## BEDROOM 1

Radiator and upvc double glazed window with fitted shutters to the lower half.

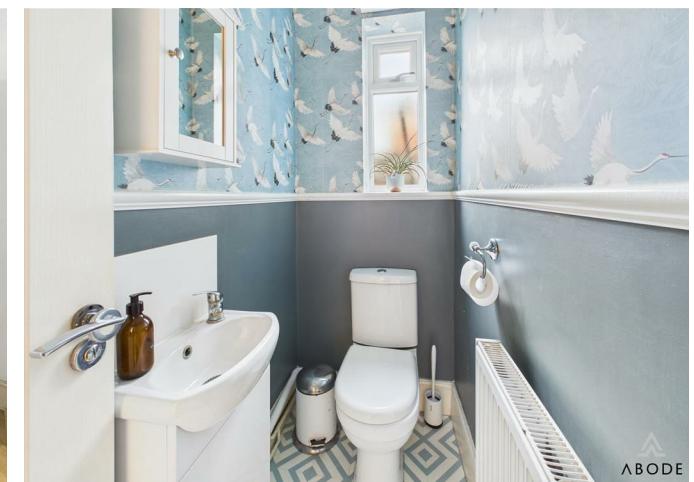
## BEDROOM 2

Radiator, cupboard and upvc double glazed window with fitted shutters to the lower half.

## BEDROOM 3

Radiator and upvc double glazed window with fitted shutters to the lower half.







#### BEDROOM 4

Radiator and upvc double glazed window with fitted shutters to the lower half.

#### BATHROOM

Free standing bath, separate shower, low flush wc, wash and basin with drawers under, ladder style radiator and upvc double glazed window.

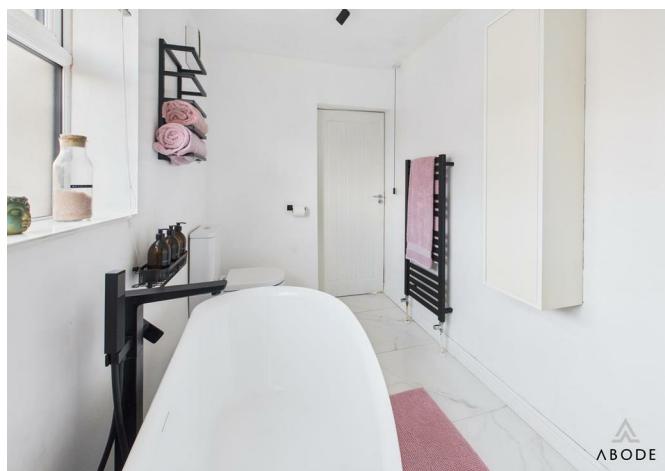
#### DRIVE

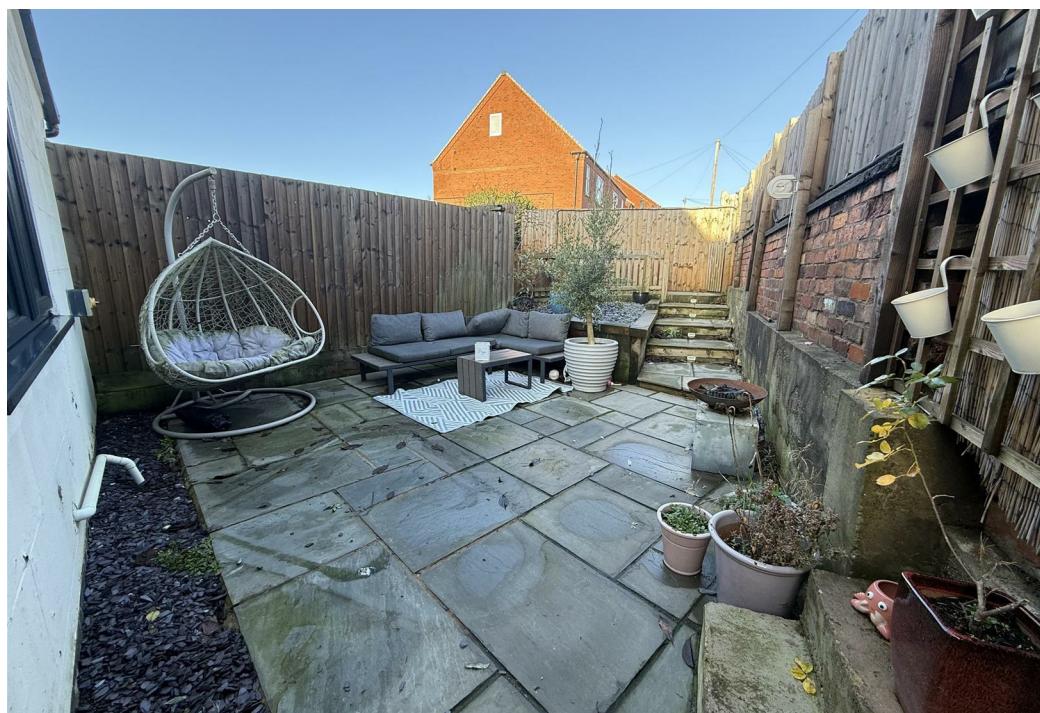
Block paved drive to the rear of the property.

#### OUTSIDE

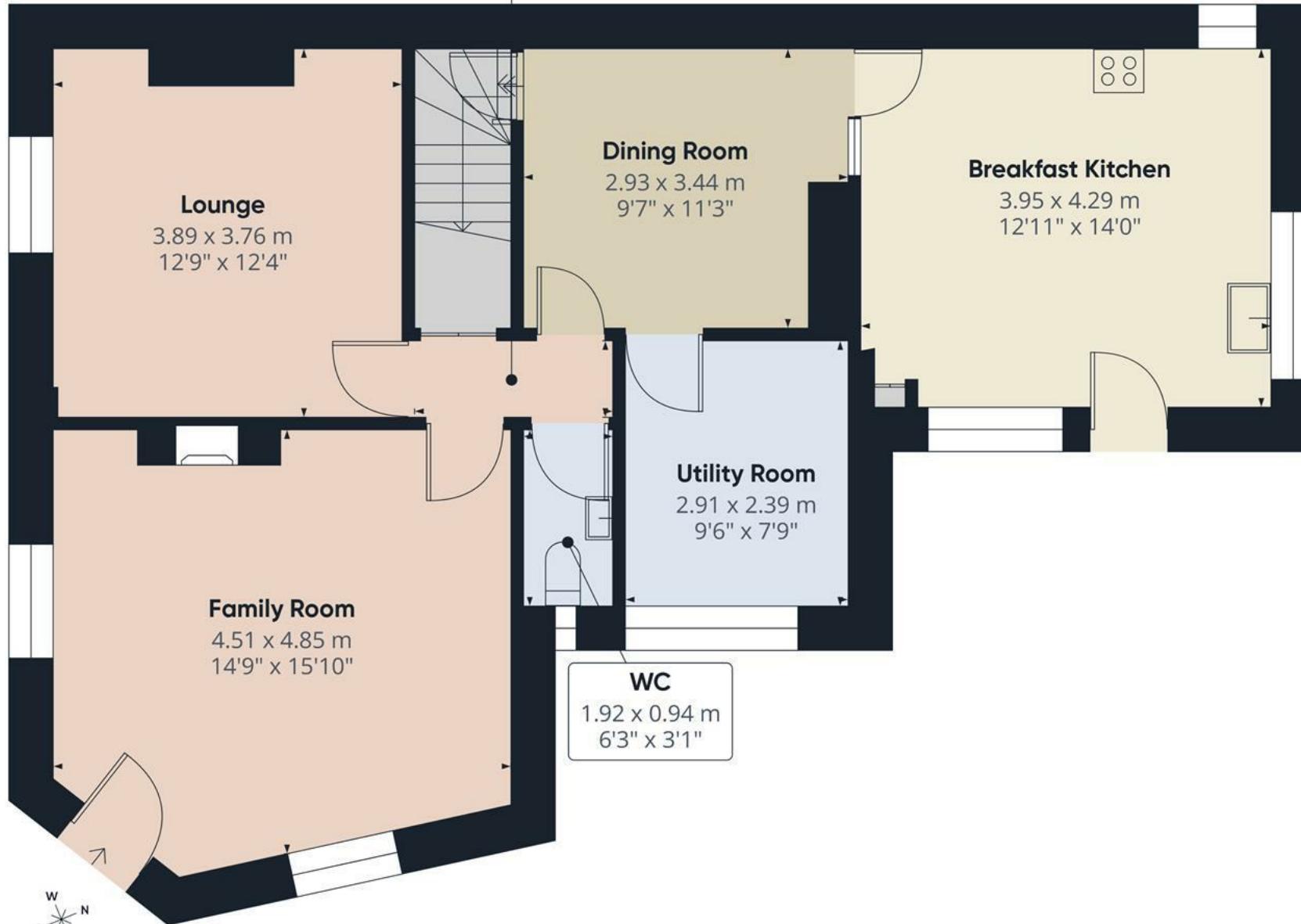
Side gated access to the enclosed rear garden offering a slate area and paved patios.











Approximate total area<sup>(1)</sup>

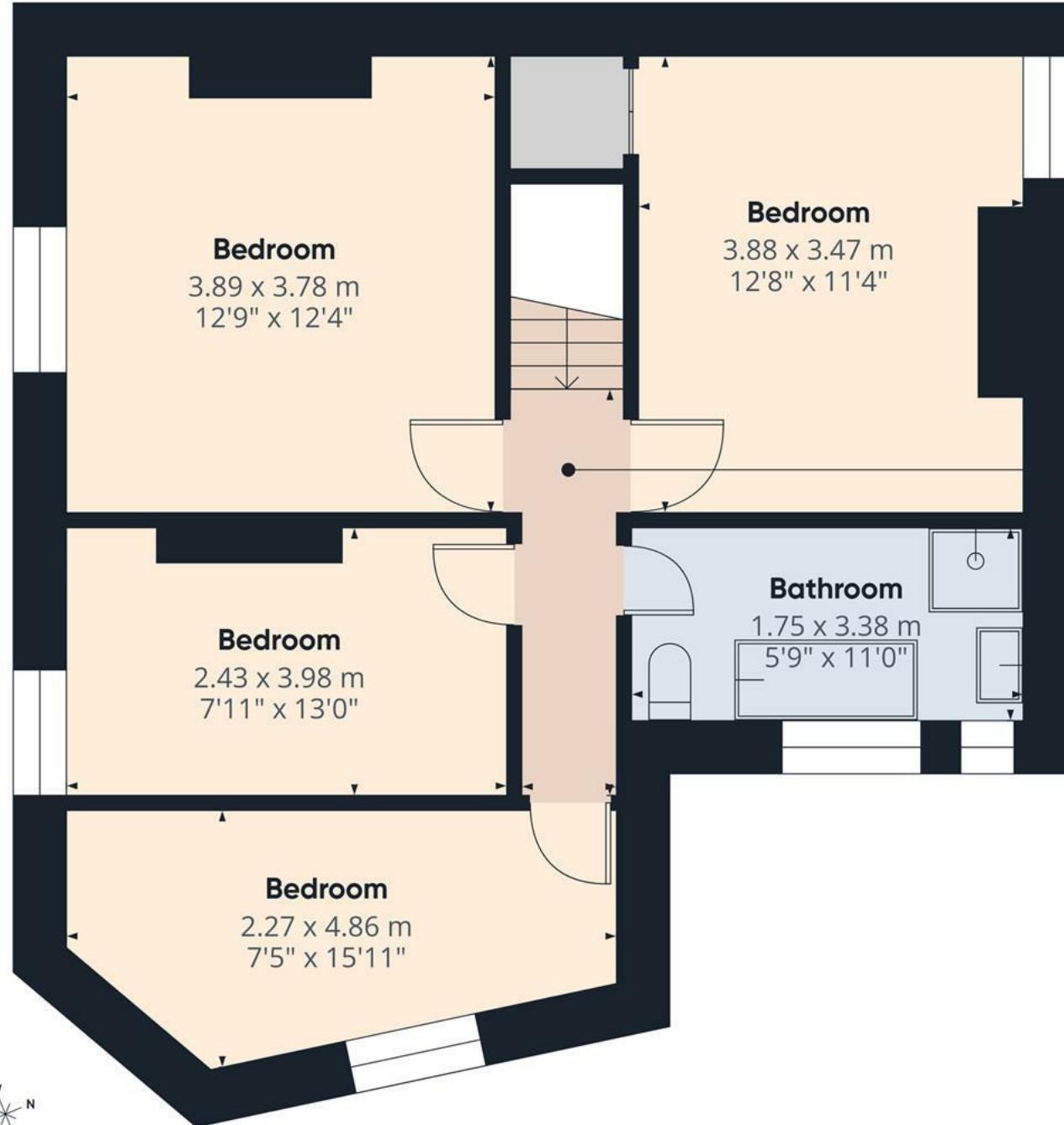
75.3 m<sup>2</sup>

809 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

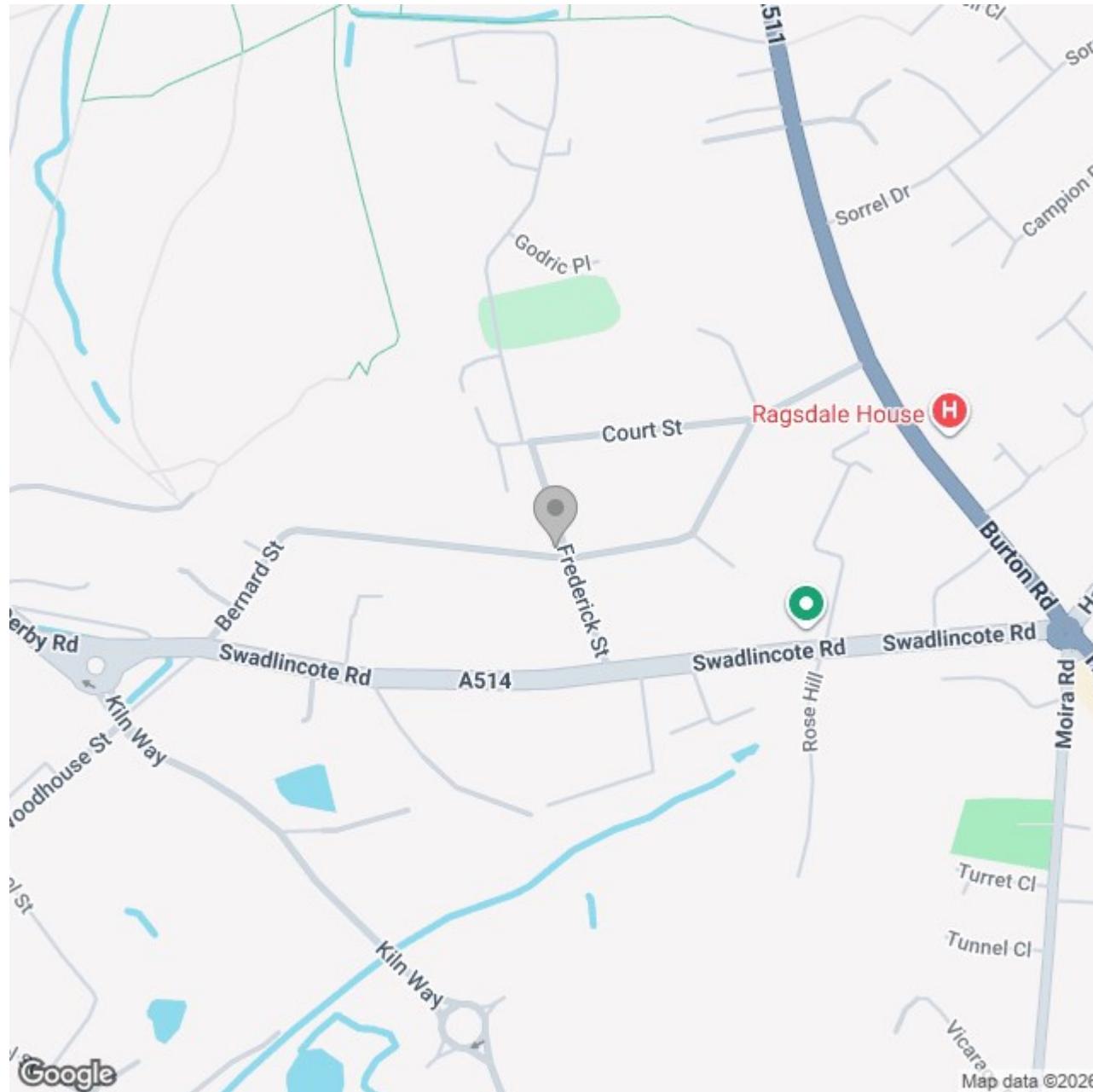
Approximate total area<sup>(1)</sup>

55.8 m<sup>2</sup>  
601 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	