

# Woodhurst Close

Derwent Heights, Derby, DE21 4SG

John German





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£300,000

Great value family home with great potential for improvement with three well laid out reception rooms, great storage and five bedrooms. Perfect for a growing family located close to great amenities with excellent transport links.



Entrance to the property is via the entrance door which opens into the hallway with hanging space for coats, room for shoe storage and stairs rising to the first floor. The spacious living room has a bay window and focal point fireplace with a square archway leading into the dining room. The dining room has French doors opening onto the rear patio and is open plan to the sitting room which is a lovely space to curl up with a good book featuring a built-in under stairs storage cupboard, window to the rear and wall mounted combination boiler. The kitchen offers great potential for refurbishment and is part of the side extension with a window overlooking the rear garden, with a range of base units with roll edge worktops, inset sink unit, built-in oven with four ring hob, space for appliances, open shelving and a rear entrance door. The large, connected utility room is fitted with a base sink unit and eye level wall cabinets, beech worktop and open shelving. There are doors into the ground floor WC and into the garage. The WC is fitted with a low flush WC and hand wash basin, plus tongue and groove panelled walls. The integral single garage has roller door and power and lighting. On the first floor, stairs lead to a central landing with doors leading off to four double bedroom and a fifth single bedroom. The master bedroom features an en-suite shower room which is in need of refurbishment and not currently in working order. The family bathroom is also in need of upgrading but functional and fitted with a three-piece suite comprising low flush WC, pedestal wash basin and bath with shower attachment over.

Outside, the property is set back from the road behind a lawned front garden with flower beds. The tarmaced driveway provides off road parking and access to the garage. The rear garden is tiered with decking and a paved patio area on the lower levels and steps lead up to a second patio area with great views and up again to a lawned area with a small playhouse and children's forte.

**Agents note:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18032026

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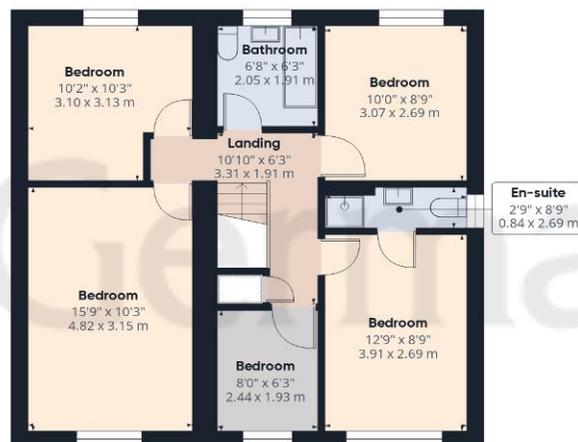


Ground Floor

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

1362 ft<sup>2</sup>

126.3 m<sup>2</sup>



Floor 1



(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.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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