



Bedford Court
Kegworth DERBY

Bedford Court Kegworth DERBY DE74 2YB

for sale
£395,000



Property Description

A well presented four bedroom detached family home in idyllic location with off road parking and detached brick pitched roof garage. The property has a gas fired central heating system and UPVC double glazing with accommodation briefly comprising: - Entrance hall, cloaks/w.c, lounge, well equipped dining kitchen and utility room. To the first floor are four well proportioned bedrooms, master with ensuite shower room and family bathroom. Outside: -The property has a front open lawned garden flanked with borders, paved pathway to a covered storm porch to the front, to the side having a tarmac driveway providing tandem off road parking for three vehicles leading to a detached pitched roof brick built single garage with up and over door, light and power.

The rear garden is enclosed with fencing laid mainly to lawn having a paved patio and path, side gate giving access to the driveway, outside power socket, outside tap and outside lighting.

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Accessed via a half opaque double glazed composite front entrance door having light oak effect LVT flooring, central heating radiator, dog leg spindle carpeted staircase off to the first floor, panelled door to a useful understairs store with LVT flooring continuing through, a further panelled door to: -

Cloaks/Wc

Having two piece modern white suite comprising low level wc, pedestal hand wash basin with chrome mixer tap over, ceramic tiled splashback, LVT flooring continues through from the entrance hallway, central heating radiator, UPVC opaque double glazed

window to the front elevation.

Lounge

Accessed via a panelled door from the entrance hallway having LVT flooring continuing through, walk in bay with UPVC double glazed bay window to the front elevation, central heating radiator.

Living Kitchen

To the rear of the property is a large living kitchen having a range of matching base and wall units with laminated work surfaces over and matching up stands, single drainer stainless steel sink unit with chrome mixer tap over, integrated appliances comprise of fridge freezer, electric fan assisted oven and grill, dishwasher, four burner gas hob with stainless steel splashback to the cooking area and extractor fan over, inset spotlights to the ceiling, UPVC double glazed window to the rear giving aspect over the garden, double opening UPVC double glazed French doors giving access to the garden, LVT flooring continuing through from the entrance hall, double panel central heating radiator, panelled door off to: -

Utility Room

Having matching base units with laminate work surfaces over and matching up stands, plumbing and space for automatic washing machine, space for tumble dryer, wall mounted Baxi boiler providing domestic hot water and central heating, LVT flooring continuing through, central heating radiator, half double glazed composite door giving access to the side driveway and garage.

First Floor Landing

Having carpeted flooring, central heating radiator, loft access, panelled door to a useful store with double rail hanging space.

Bedroom One/Master Bedroom

Having UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring, double mirror door fronted wardrobes with hanging rails and shelving, panelled door to: -

Ensuite Shower Room

Having a modern three piece white suite comprising double width glazed shower cubicle with glazed sliding door and chrome mains shower, fully ceramic tiled to the cubicle and part ceramic tiles to the walls, pedestal wash hand basin with chrome mixer tap over, low level wc, wall mounted chrome heated towel rail, UPVC double glazed opaque window to the side elevation, inset spotlights to the ceiling, LVT flooring, extractor fan to the ceiling.

Bedroom Two

Having carpeted flooring, UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom Three

Having UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring.

Bedroom Four

Having UPVC double glazed window to the front elevation, carpeted flooring, central heating radiator.

Family Bathroom

Having a modern three piece white suite comprising panel bath with chrome mains shower over the bath with glazed shower screen, fully ceramic tiled to the bathing area, part ceramic tiles to the walls, pedestal wash hand basin with chrome mixer tap over, low level wc, laminate flooring, inset spotlights to the ceiling, wall mounted chrome heated towel rail, extractor fan to the ceiling.

Outside

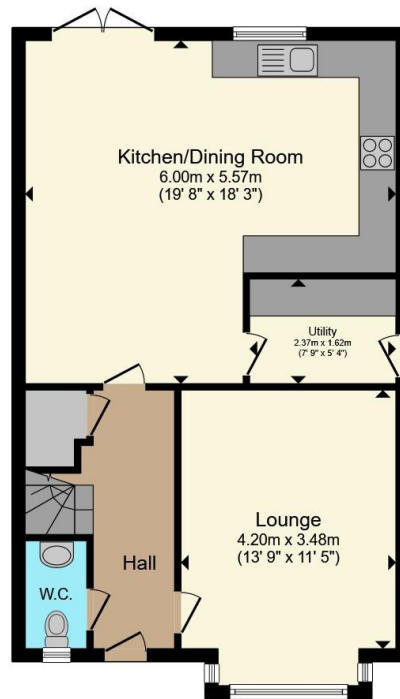
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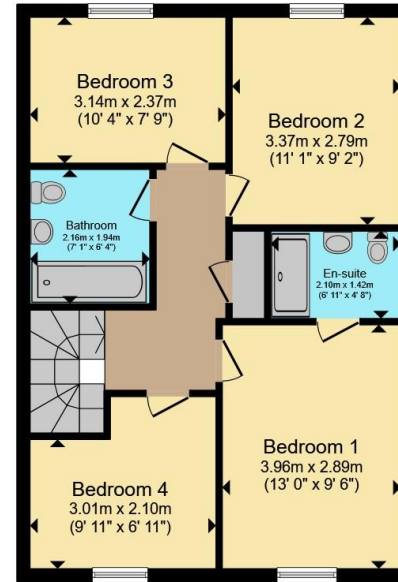








Ground Floor



First Floor

Total floor area 114.3 m² (1,230 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Ashley Adams on

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Property Ref: MEL205966 - 0002

Tenure:Freehold EPC Rating: B

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