

## 3 Bed House - Semi-Detached

Price £250,000

 The Bancroft, Etwall, Derby, DE65 6ND



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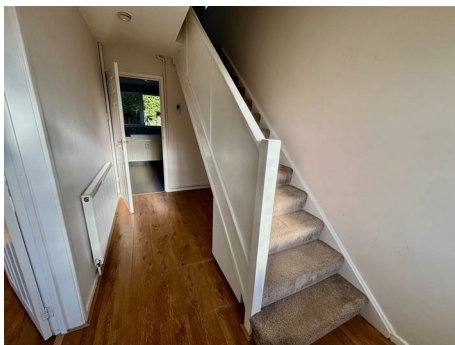
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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Situated on a sizeable mature plot in this sought after locality is this well cared for extended semi detached family home benefitting from gas central heating together with UPVC double glazing. In brief; reception hall, lounge dining room, kitchen, utility room with guest's wc off. On the first floor a landing leads to three bedrooms, bathroom and useful loft with dormer window and Wc. Outside is a driveway, garage and established gardens with two outbuildings. The property is sold freehold. Council tax band C. Energy rating E.

## Reception Hall



Having UPVC opaque double glazed entrance door with matching adjacent side light, radiator, laminate floor and staircase to first floor,



## Lounge/Dining Room 24'5" x 10'11" reducing to 8'7" (7.45 x 3.35 reducing to 2.63)



Having laminate floor, four wall light points, wooden fire surround with electric pebbled effect fire, television and media connection points, two radiators, double glazed sliding patio door to rear garden and UPVC double glazed cant bay window to front aspect.



## Kitchen 9'2" x 8'4" (2.81 x 2.56)



Having a range of wall and base cupboards with free standing appliances, tiled splash backs with contrasting floor, concealed larder fridge and freezer and UPVC double glazed window to rear aspect.

## Utility Room 8'8" x 9'0" maximum (2.65 x 2.76 maximum)



Having space and plumbing for automatic

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washing machine, fitted cupboards, tiled splash backs with vinyl floor, UPVC double glazed window to rear aspect, door to garage and timber and glazed door to side aspect.

## Guests Cloak Room/WC



Having white low centre flush wc and panelled walls.

## First Floor

With UPVC opaque double glazed window, large full height storage cupboard, access to attic room (measuring 5.40 x 3.64 reducing to 2.73m, having pull down loft ladder, the loft panelled and floored with a double glazed dormer window and built in toilet).

## Bedroom One 10'11" x 9'6" (3.35 x 2.92)



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

## Bedroom Two 10'11" x 11'3" maximum (3.33 x 3.45 maximum)



Having a radiator and UPVC double glazed window.

## Bedroom Three 7'8" x 7'3" (2.36 x 2.23)



Having a laminate floor, radiator and UPVC double glazed window.

## Bathroom



Having white three piece suite with Triton

electric shower, tiled walls, radiator and UPVC opaque double glazed window to rear aspect.

## Outside



The property occupies a sizeable mature plot, at this popular residential address. To the front is a privet hedged and lawned fore garden with adjacent concrete driveway, leading to the attached garage (measuring internally 4.30 x 2.86m), having up and over door, rear internal personal door and supplied with power and light. The rear garden is private, enclosed by panelled fencing, laid to a shaped lawn with patio area together with two concrete out buildings.



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## Loft



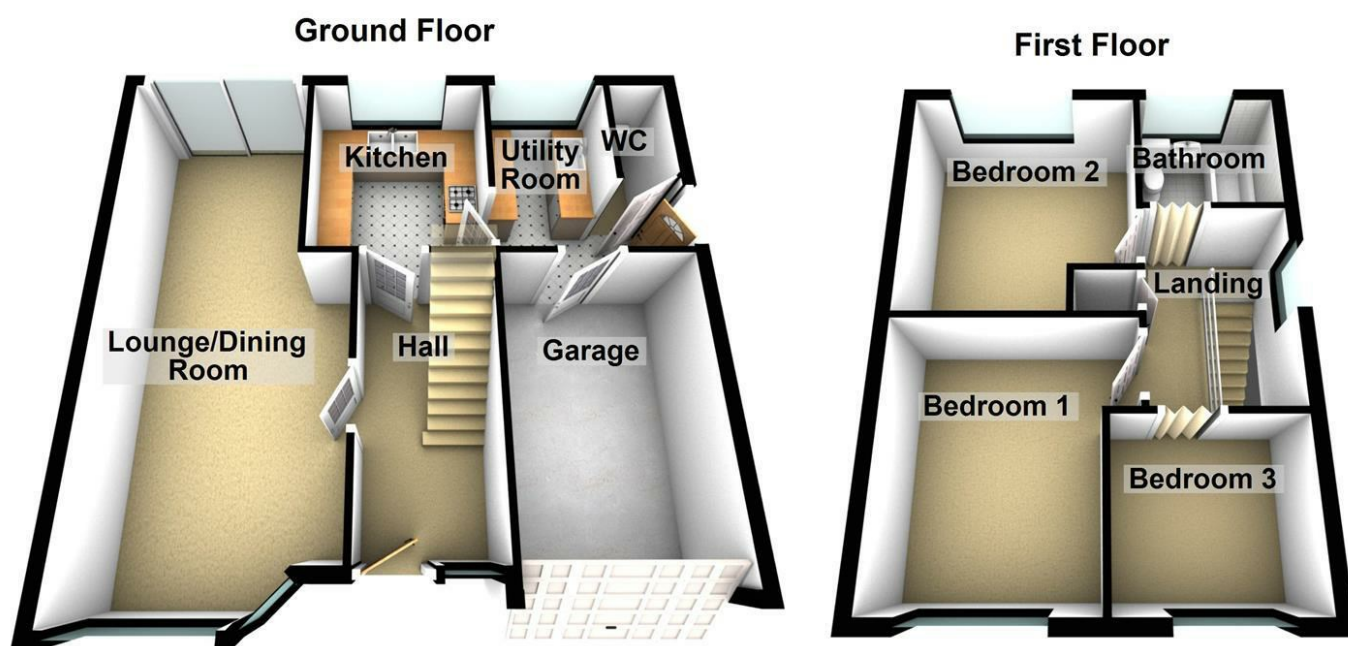
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| A (91-100)                                  |         | 79                      |
| B (81-90)                                   |         |                         |
| C (69-80)                                   |         |                         |
| D (55-68)                                   |         |                         |
| E (49-54)                                   |         | 46                      |
| F (45-48)                                   |         |                         |
| G (35-44)                                   |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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