

3 Bed House - Semi-Detached

Price £199,950

 Southwark Close, Mackworth, Derby, DE22 4AL



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A well presented gas centrally heated and UPVC double glazed semi detached home situated in this popular locality and standing on a sizeable mature plot. In brief; reception hall, sitting room, dining room, conservatory, kitchen. To the first floor a landing leads to three bedrooms an bathroom with white suite. Outside are established gardens. The property is sold freehold. Council tax band A. Energy rating (Currently being re rated). Please note. This is a none standard Unity build construction.

Reception Hall



Having UPVC opaque double glazed entrance door, ceramic tiled floor, understairs storage cupboard, radiator and staircase to first floor.



Sitting Room 12'8" x 11'11" (3.87 x 3.65)



Having a laminated wood effect floor, television connection point, radiator and UPVC double glazed window to front aspect. An open arch leads to the:-



Dining Room 9'10" x 8'7" (3.01 x 2.63)



Having a laminated wood effect floor, radiator and double glazed sliding patio doors to:-

Conservatory 8'11" x 9'4" (2.73 x 2.87)



Having a ceramic tiled floor with underfloor heating, UPVC double glazed windows and sliding patio door giving views and access over the private mature rear garden.

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Kitchen 8'10" x 8'5" (2.71 x 2.59)



Having a range of wall and base cupboards with laminated working surfaces, free standing cooker, complimentary ceramic half tiled walls with contrasting ceramic tiled floor, space and plumbing for automatic washing machine, space for fridge freezer, UPVC double glazed window and adjacent door to rear garden.



First Floor Landing



With access to roof space and UPVC opaque double glazed window to side aspect.

Bedroom One 11'7" x 11'0" plus door recess (3.55 x 3.36 plus door recess)



Having a radiator, built in wardrobe and UPVC double glazed window to front aspect.

Bedroom Two 9'2" x 10'6" plus door recess (2.81 x 3.21 plus door recess)



Having a radiator and UPVC double glazed window to rear aspect.

Bedroom Three 8'7" x 8'2" (2.64 x 2.49)

Having a built in cabin bed, radiator and UPVC double glazed window to front aspect.

Bathroom



Having a modern white three piece suite with Triton

electric shower over bath, complimentary ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail and UPVC opaque double glazed windows to both side and rear aspects.

Outside



The property occupies a cul-de-sac position at this ever popular residential address. To the front is a raised brick boundary wall with slate chipped and shrubbed fore garden. To the side, an access gate and pathway leads to the rear garden, having a sizeable patio area with steps leading to a lawned garden with sun terrace, shrubbed borders and large timber shed.



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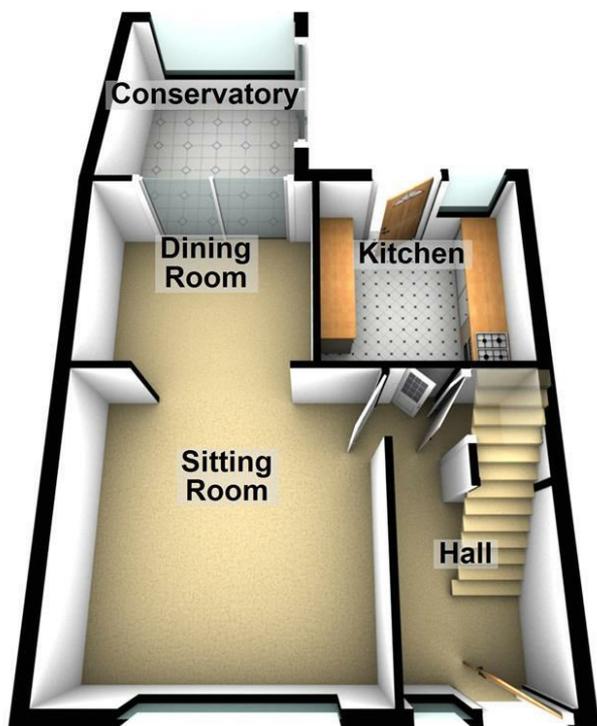
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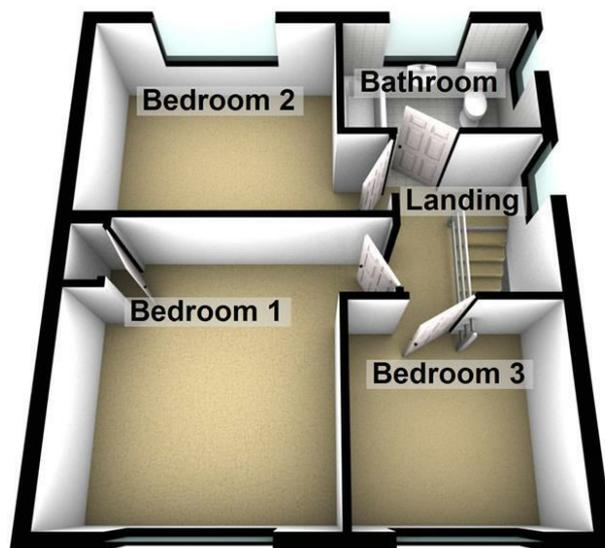
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32 plus) A			
(21-31) B			
(13-20) C			
(5-12) D			
(2-4) E			
(1-3) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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