



76 Walthamstow Drive, Mackworth, Derby, DE22 4BR

Offers In The Region Of  3  1  2  F
£185,000

Enjoying a pleasant position, set back from the road and occupying a wide plot with garage is this three bedroom semi-detached property requiring a general scheme of modernisation offered for sale with no chain.



76 Walthamstow Drive, Mackworth, Derby, DE22 4BR

Offers In The Region Of £185,000



The property is of non-standard construction and briefly comprises, porch, hallway, lounge, dining room, lean to conservatory, kitchen with integrated appliances, three bedrooms and shower room.

Externally the property has a wide frontage with driveway, garage, shed and front garden. To the rear is an enclosed garden mainly being paved with front gated access.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Entering the property through a UPVC double glazed front door into a useful lobby area, inner glazed door into:

ENTRANCE HALLWAY

With stairs leading to the first floor and useful store cupboard beneath, radiator.

LOUNGE

14'11" x 10'7" (4.55m x 3.23m)

A generous lounge having a front facing UPVC double glazed window, fireplace and surround with an inset electric fire, built-in TV stand, central heating radiator, internal bi-folding doors into:

DINING ROOM

10'6" x 9'10" (3.20m x 3.00m)

With ample space for a dining table and chairs, adjoining the kitchen, radiator, sliding doors into a lean to conservatory.

KITCHEN

10'6" x 10' (3.20m x 3.05m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled walls, stainless steel sink and drainer, integrated electric oven, microwave, washing machine, dishwasher, fridge and freezer, wall mounted boiler, UPVC double glazed side door and rear window, vinyl floor covering.

FIRST FLOOR

LANDING

Side UPVC double glazed window, airing cupboard.

BEDROOM ONE

11'8" x 10'8" (3.56m x 3.25m)

A spacious double bedroom having a good range of fitted wardrobes, over bed cupboards, bedside cabinets and chest of drawers, front facing UPVC double glazed window, radiator.

BEDROOM TWO

14'6" x 8'5" (4.42m x 2.57m)

A second spacious double bedroom having a rear facing UPVC double glazed window, fitted wardrobes, radiator.

BEDROOM THREE

9'6" x 7'9" (2.90m x 2.36m)

A generously proportioned third bedroom having built-in wardrobes and over stairs cabinet, front facing UPVC double glazed window, radiator.

SHOWER ROOM

6'8" x 5'6" (2.03m x 1.68m)

Appointed with a corner shower cubicle with electric shower, a wash hand basin and low-level WC are neatly fitted into a vanity unit with cupboards and drawers, tiled walls, UPVC double glazed window, extractor fan and towel radiator.

OUTSIDE

Externally the property has a wide frontage with driveway, garage, shed and front garden. To the rear is an enclosed garden mainly being paved with front gated access.

PLEASE NOTE

The property is a house of non-standard construction and requires a general scheme of modernisation.

Offered for sale with immediate vacant possession and no chain.



A map of the Brackensdale area in Derby. A red pin marks the location of Brackensdale Spence Academy. Other landmarks include St Francis of Assisi, Mackworth, Rykneld Sports Centre, and Kingsway. The map also shows Brackensdale Ave, Hanover Square, and Brentford Dr. The text 'NEW ZEALAND' is visible on the map. The map data is from 2026.

The floor plan is divided into two main sections: the Ground Floor on the left and the First Floor on the right, separated by a central vertical hallway.

Ground Floor (58sq.m/619.38sq.ft Approx):

- Conservatory:** Located at the top of the ground floor, accessible from the Dining Room.
- Kitchen:** Located on the left side of the ground floor, featuring a sink and stove.
- Dining Room:** A large central room, shaded in light blue, accessible from the Kitchen and Living Room.
- Living Room:** A large room at the bottom of the ground floor, shaded in light blue, accessible from the Dining Room and Hall.
- Hall:** A central hallway on the ground floor, containing a staircase labeled 'UP'.
- Cup:** A small cupboard located near the staircase.
- Porch:** A small entrance area at the bottom left of the ground floor.

First Floor (44sq.m/470.17sq.ft Approx):

- Shower Room:** Located at the top of the first floor, containing a toilet and shower.
- Bedroom 2:** A large bedroom at the top right of the first floor.
- Bedroom 1:** A large bedroom at the bottom right of the first floor.
- Bedroom 3:** A smaller bedroom at the bottom left of the first floor.
- Landing:** A central hallway on the first floor, containing a staircase labeled 'DN'.
- Cup:** Several small cupboards are located throughout the first floor, including one near the Shower Room and others in the bedrooms.
- WD:** Wardrobes are located in each of the three bedrooms.

Central Hallway:

- A central vertical hallway connects the Ground Floor and First Floor.
- It contains a staircase labeled 'DN' (down) and a staircase labeled 'UP'.

Watermark:

The text "Royal Brown & Jones" is watermarked across the center of the floor plan.

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk