

2 Bed House - Semi-Detached

Price £179,950

 Highbury Close, Mackworth, Derby, DE22 4HZ



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A smart and stylish thoughtfully upgraded and remodelled semi detached family home occupying a delightful cul de sac position in this ever popular residential locality. A full inspection will reveal a tastefully decorated, gas centrally heated and UPVC double glazed property briefly comprising: reception hall, sitting room, well equipped dining kitchen. On the first floor a landing leads to two double bedrooms and bathroom with white suite. Outside, the property stands on a sizeable mature west facing plot with off road car parking and a substantial garage / workshop, ideal for the car / bike enthusiast measuring internally 5.49m x 4.33m. The property is sold freehold. Council tax band A. Energy rating D.

Reception Hall

Having feature UPVC opaque double glazed entrance door, natural oak laminated wood effect floor, radiator and staircase to first floor.

Sitting Room 14'6" x 11'6" (4.42 x 3.52)



Having natural oak laminated wood effect floor, television and media connection points, radiator and UPVC double glazed window to front aspect.



Dining Kitchen 17'8" x 9'4" (5.40 x 2.87)



Having a full range of oak effect shaker style fitted wall, base and drawer units with contemporary brushed chrome handles and black granite effect laminated rolled edge working surfaces, inset stainless steel sink top with side drainer, hot and cold mixer tap and vegetable preparation bowl, canopy extractor hood with down lighter, complimentary ceramic tiled splash backs with laminate slate effect floor, canopy extractor hood with down lighter, ceiling halogen down lighters, deep understairs storage cupboard (housing the space and plumbing for automatic washing machine), under cupboard halogen down lighting, radiator and UPVC double glazed French doors giving views and access over the west facing rear garden.



First Floor Landing



With access to roof space, full height storage cupboard and UPVC opaque double glazed window to side aspect.

Bedroom One 14'6" x 9'8" (4.42 x 2.95)



Having walk in wardrobe with additional bulk head storage cupboard (housing the wall mounted combination gas boiler providing instant domestic hot water and gas central heating), radiator and UPVC double glazed window to front aspect.

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Main Bathroom



Bedroom Two 11'4" x 9'3" (3.47 x 2.84)



Having modern white three piece suite comprising; low centre flush wc, floating wall mounted wash basin and deep panelled bath with Triton electric shower over, chrome and glass concertina shower screen, complimentary ceramic tiled walls with contrasting laminated wood effect floor, chrome heated towel rail, ceiling halogen down lighter with integrated extractor fan, UPVC opaque double glazed windows to both side and rear aspects.



Outside



Having radiator and UPVC double glazed window to rear aspect.



The property occupies a sizeable mature west facing plot at this popular residential cul-de-sac. To the front is a hedged boundary with lawned fore garden, having an adjacent gravelled driveway giving car standing space for two cars which in turn leads to the larger than average concrete sectional garage, measuring internally 5.49 x 4.33, having up and over door, side personal door, fitted work bench and supplied with power and light.

To the side of the property a wooden access gate and pathway leads to the west facing rear garden, enclosed by close panelled fencing, laid to a shaped lawn with Cotswold style patio area, pathway, cold water tap, garden and security lighting.

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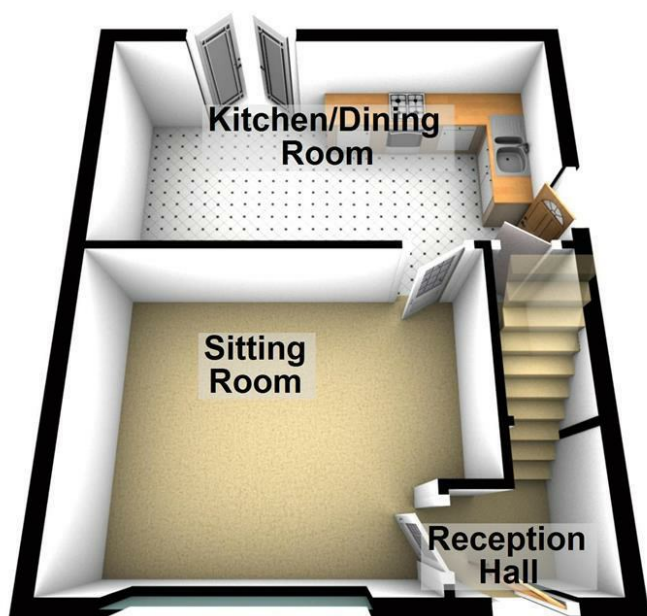
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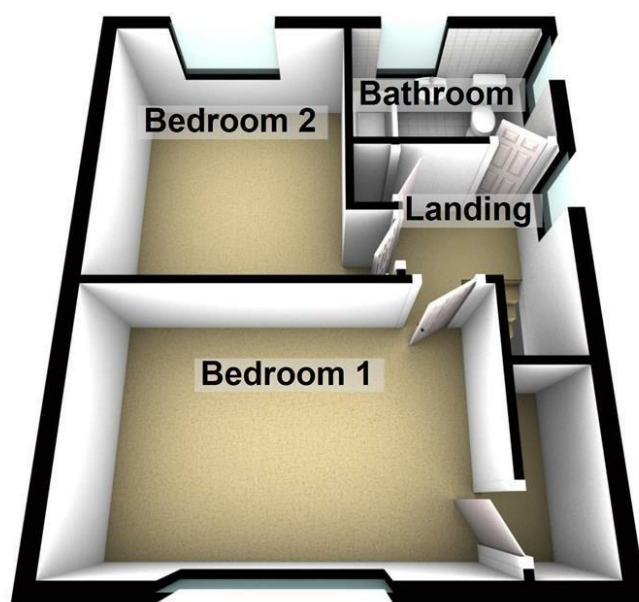
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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