Fletcher & Company

121 Richmond Park Road, Derby, DE22 4PL

Offers Around £375,000

Freehold



- Ideal Family Home
- Quiet Cul-de-Sac Location
- Driveway & Detached Garage
- Private Rear Garden with Lawn & Patio
- Hall & Fitted Guest Cloakroom
- Lounge & Open Plan Dining Kitchen with Utility off
- Four First Floor Bedrooms
- Principal with En-Suite plus Bathroom
- Popular Location
- Highly Convenient





Summary

This is a well-positioned, modern, four bedroom, detached residence occupying a quiet cul-de-sac location on this popular estate in Mackworth.

The property is double glazed and gas central heated and comprises entrance hall, fitted guest cloakroom, spacious lounge and open plan living kitchen with kitchen area, dining area and seating area with utility off. The first floor landing leads to a principal bedroom with en-suite shower room, three further bedrooms and a bathroom.

To the rear of the property is a very pleasant, upgraded garden with upper level patio ideal for dining, a good sized lawn, children's play area, outdoor power supply and access to the front via a gate.

To the side of the property is a driveway for two vehicles and access to a single detached garage.

The Location
The property's location affords easy access to a primary school, a parade of shops, a regular bus service into Derby City centre, easy access to Markeaton Park and recreational grounds. The property is also convenient for transport links.

Accommodation

Ground Floor

Entrance Hall
10'8" x 7'7" (3.26 x 2.33)
An entrance door provides access to a spacious entrance hall with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom
7'6" x 4'10" (2.30 x 1.48)
Appointed with a low flush WC, wash handbasin and central heating radiator.



Lounge
17'10" x 10'10" (5.46 x 3.31)
With two central heating radiators and double glazed window to front.

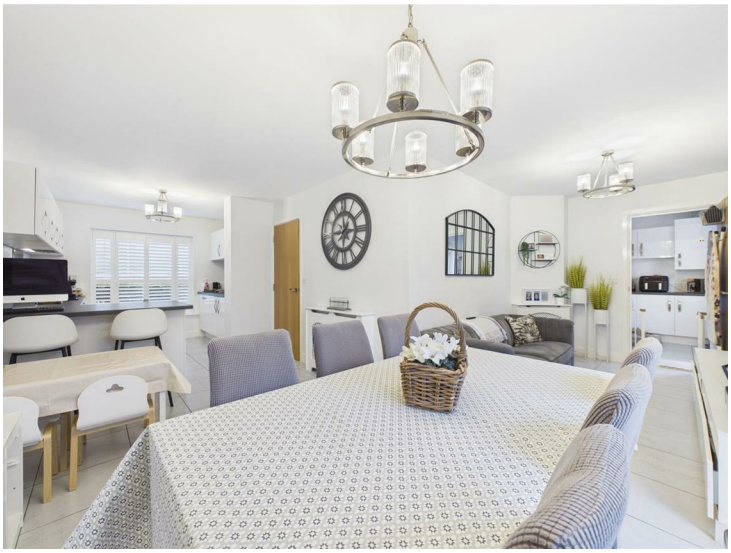




L-Shaped Dining Kitchen

24'0" x 9'6" (7.32 x 2.90)



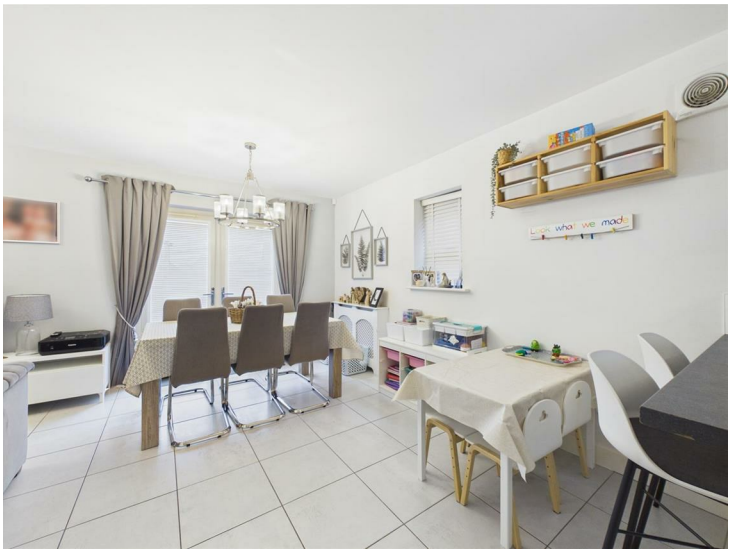


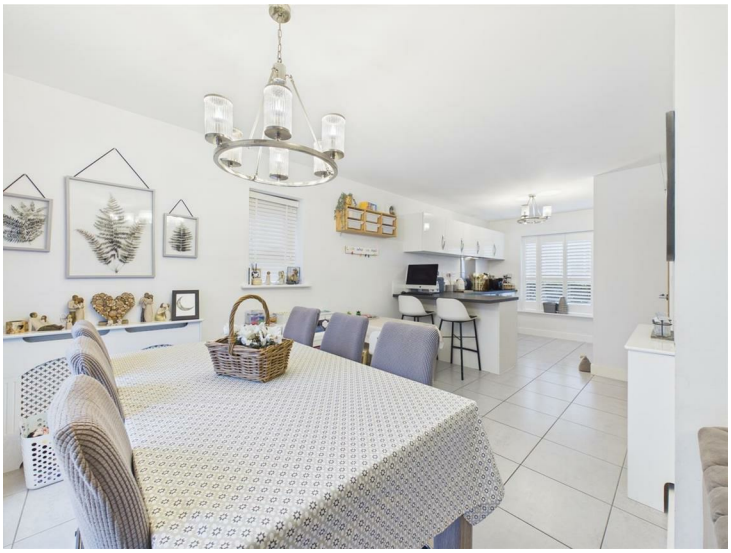
Kitchen

Comprising granite effect worktops, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, electric hob with extractor hood over, built in oven, integrated fridge freezer and dishwasher, tiled floor and double glazed window to front.



Dining Area
Having a central heating radiator and double glazed French doors to garden.





Lounge Area
With space ideal for a flat-screen TV and central heating radiator.





Utility
8'4" x 5'8" (2.55 x 1.75)
Featuring granite effect worktops, stainless steel sink unit, fitted base cupboards, complementary wall mounted cupboards, appliance base suitable for washing machine and door to garden.



First Floor Landing
16'7" x 7'4" (5.08 x 2.25)
A semi-galleried landing with double glazed window to front.

Bedroom One
12'9" x 10'0" (3.91 x 3.07)
With central heating radiator, fitted wardrobes with sliding mirrored doors and double glazed window to rear.





En-Suite Shower Room
9'7" x 3'5" (2.93 x 1.06)
Appointed with the low flush WC, pedestal wash handbasin, shower cubicle and central heating radiator.



Bedroom Two
13'6" x 9'1" (4.12 x 2.79)
Having a central heating radiator and double glazed window to rear.



Bedroom Three
11'3" x 10'5" (3.45 x 3.19)
With central heating radiator and double glazed window to front.



Bedroom Four
10'1" x 7'1" (3.08 x 2.17)
Having a central heating radiator and double glazed window to front.



Bathroom
7'1" x 7'1" (2.18 x 2.17)
Partly tiled and appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator and double glazed window to rear.



Outside

To the rear the property is an upgraded garden with extensive terrace/patio ideal for outdoor dining, outdoor power supply, good sized lawn and pathway leading to children's play area. The garden is bounded by timber fencing and has a pleasant outlook.
To the front of the property is neat hedging and an adjacent driveway providing off-road parking for two vehicles and access to a detached single garage with up and over door and pedestrian side door.



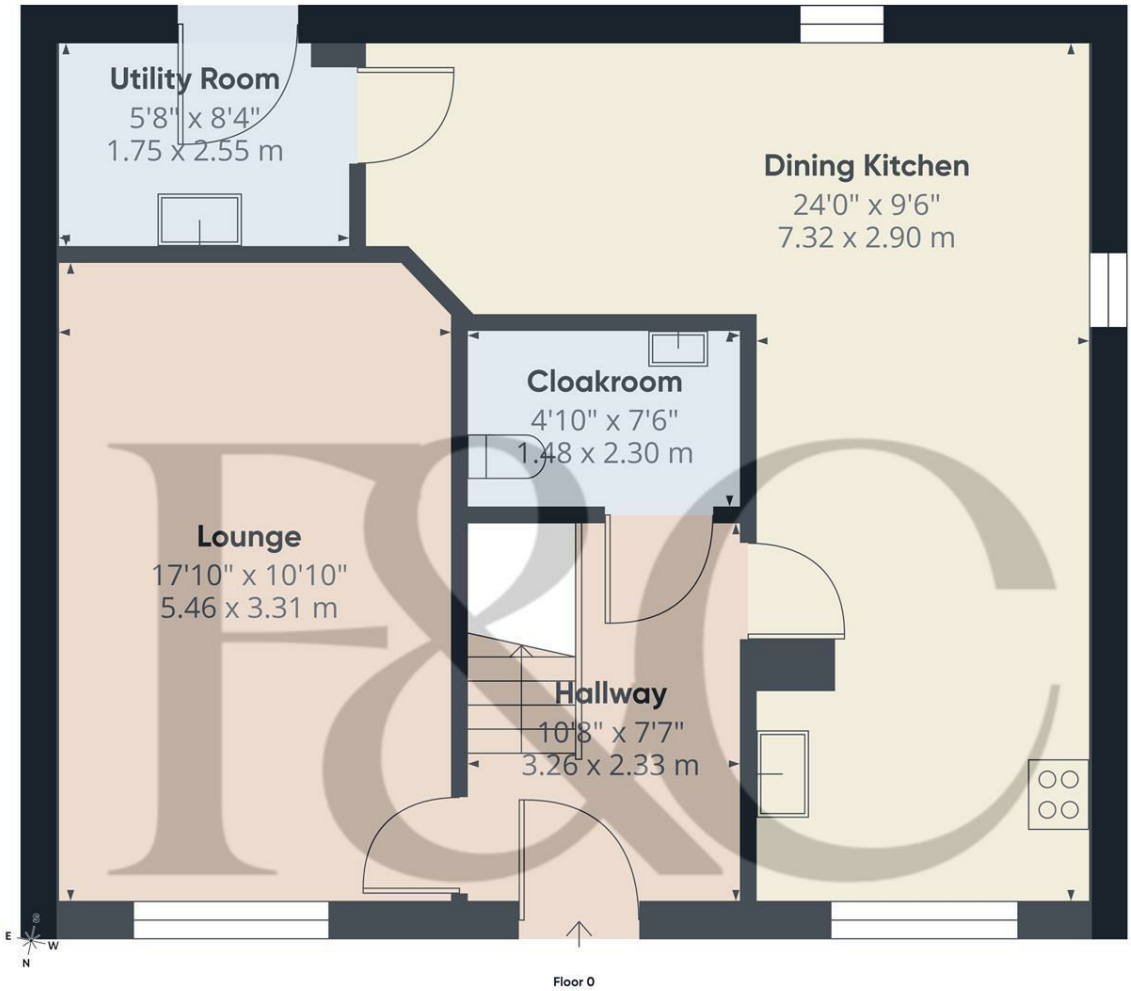




Estate Management Fees

Please note, we have been informed by the vendor that there is a monthly estate service charge of £17.50. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band D



Floor 0

Approximate total area(1)

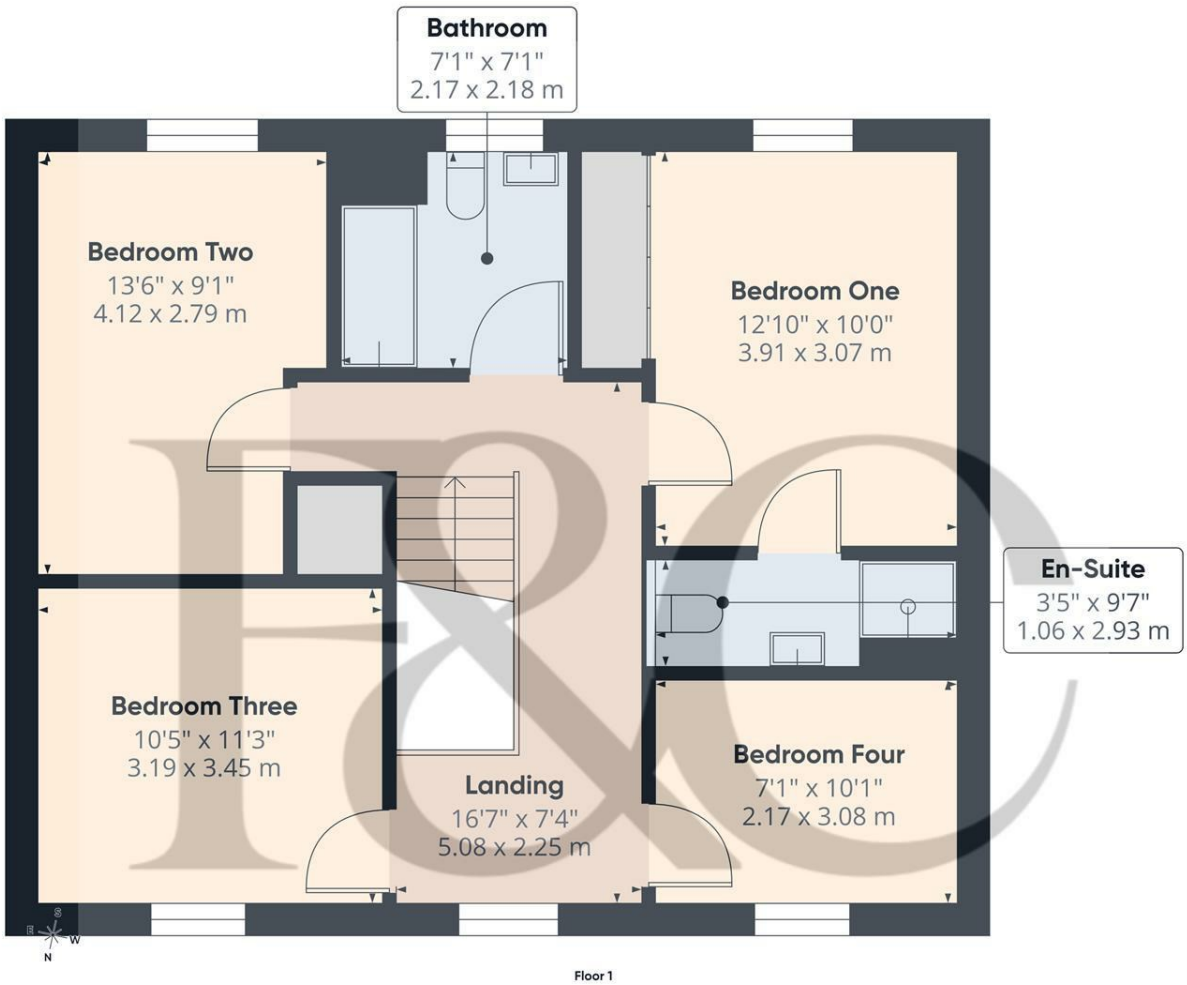
672 ft²

62.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area(1)

633 ft²

58.9 m²

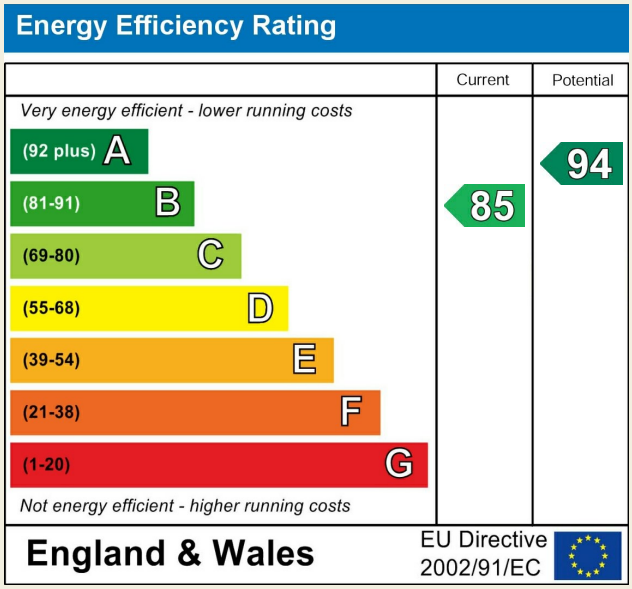
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Council Tax Band: D
Tenure: Freehold