

Humbleton Drive, Mackworth

northwood
Local knowledge, national reach

Offers in excess of £250,000

3 1 2

Key Features

- Three-Bedroom Detached
- In Need of Modernisation
- Refurbishment opportunity
- Two Reception Areas
- Additional Loft Room
- Off-Road Parking
- EPC rating TBC
- Freehold















Offered to the market with excellent potential for improvement, this spacious three-bedroom detached property presents a fantastic opportunity for buyers looking for a home they can truly make their own.

The property requires a programme of modernisation but offers well-proportioned accommodation extending to approximately 1,082 sq ft, together with an additional loft room with reduced headroom.

The ground floor accommodation comprises an entrance porch leading into the hallway, a separate lounge with bay window, dining room with French doors providing access outside, and a kitchen.

To the first floor are three bedrooms and a family bathroom. Bedroom one provides access via a staircase to the loft room, which offers useful additional space and benefits from a roof window.

Externally, the property has a block-paved frontage providing off-road parking, with access continuing alongside the property. With its generous proportions, traditional features and scope for refurbishment, the property offers considerable potential to create a fantastic family home.

Viewing is highly recommended to fully appreciate the space and potential on offer.

Entry 1.04m x 0.91m (3'5" x 3'0")

Entrance into the property with access through to the main hallway.

Hallway 1.98m x 3.35m (6'6" x 11'0")

A central hallway providing access to the principal ground-floor accommodation and staircase rising to the first floor.

Lounge 3.35m x 4.09m (11'0" x 13'5")

A well-proportioned reception room featuring a large bay window to the front, providing plenty of natural light.

Dining Space 4.52m x 3.33m (14'10" x 10'11")

A generous second reception area with French doors providing access outside. Offering plenty of space for dining and entertaining.

Kitchen 2.31m x 3.25m (7'7" x 10'8")

The kitchen is currently stripped back and requires refurbishment, providing buyers with the opportunity to design and install a kitchen to their own specification.

Landing 2.01m x 1.96m (6'7" x 6'5")

Providing access to the three bedrooms and family bathroom.









Bedroom 1 3.96m x 3.33m (13'0" x 10'11")

A generous double bedroom with a staircase providing access to the additional loft room.

Bedroom 2 3.3m x 4.04m (10'10" x 13'4")

A further spacious double bedroom featuring a bay window to the front elevation.

Bedroom 3 2.36m x 2.34m (7'8" x 7'8")

A single bedroom suitable for use as a child's bedroom, nursery or home office.

Bathroom 1.42m x 3.05m (4'8" x 10'0")

Family bathroom positioned on the first floor.

Floor 2 Room 3.71m x 4.24m (12'2" x 13'11")

Accessed via a staircase from bedroom one, the loft room provides useful additional space with a roof window and areas of reduced headroom. Ideal for a variety of uses, subject to any necessary consents and regulations.

Rear Garden

To the front is a block-paved area providing off-road parking, with gated access continuing alongside the property.

Buyer Information

In line with AML regulations, Northwood (Derbyshire) Ltd must verify all purchasers' identities. The cost is £35 + VAT (£42 inc. VAT) per person, payable to our verification partner before a sale can be agreed. These particulars are issued in good faith but do not form part of any offer or contract. Details should be independently verified. Measurements are approximate, and services or appliances have not been tested. Buyers should make their own enquiries or surveys. Please contact us for clarification if travelling some distance to view.

Probate

Please note that the sale of this property is subject to probate. The seller is currently awaiting the Grant of Probate and prospective purchasers should take this into consideration when making an offer and when considering anticipated timescales for the transaction.









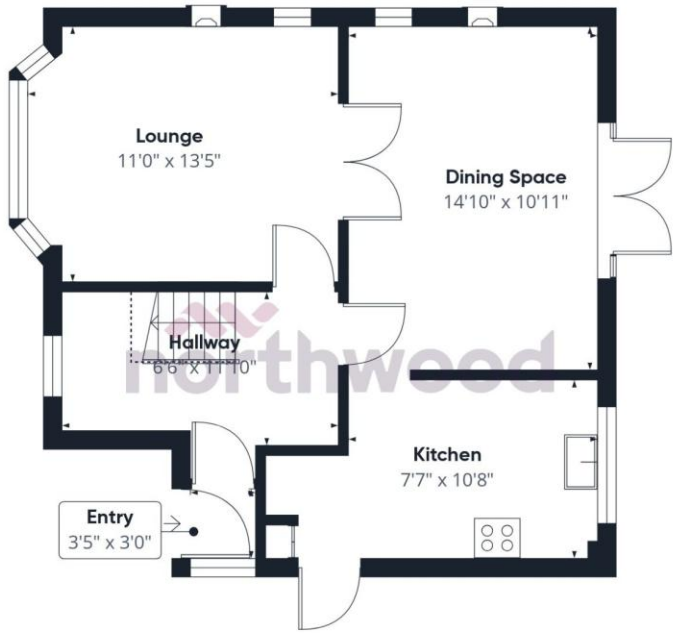








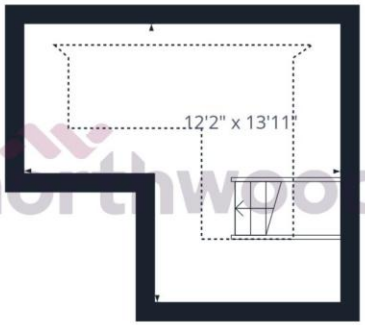




Floor 0



Floor 1





Floor 2

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Approximate total area(1)

1082 ft²

Reduced headroom

102 ft²

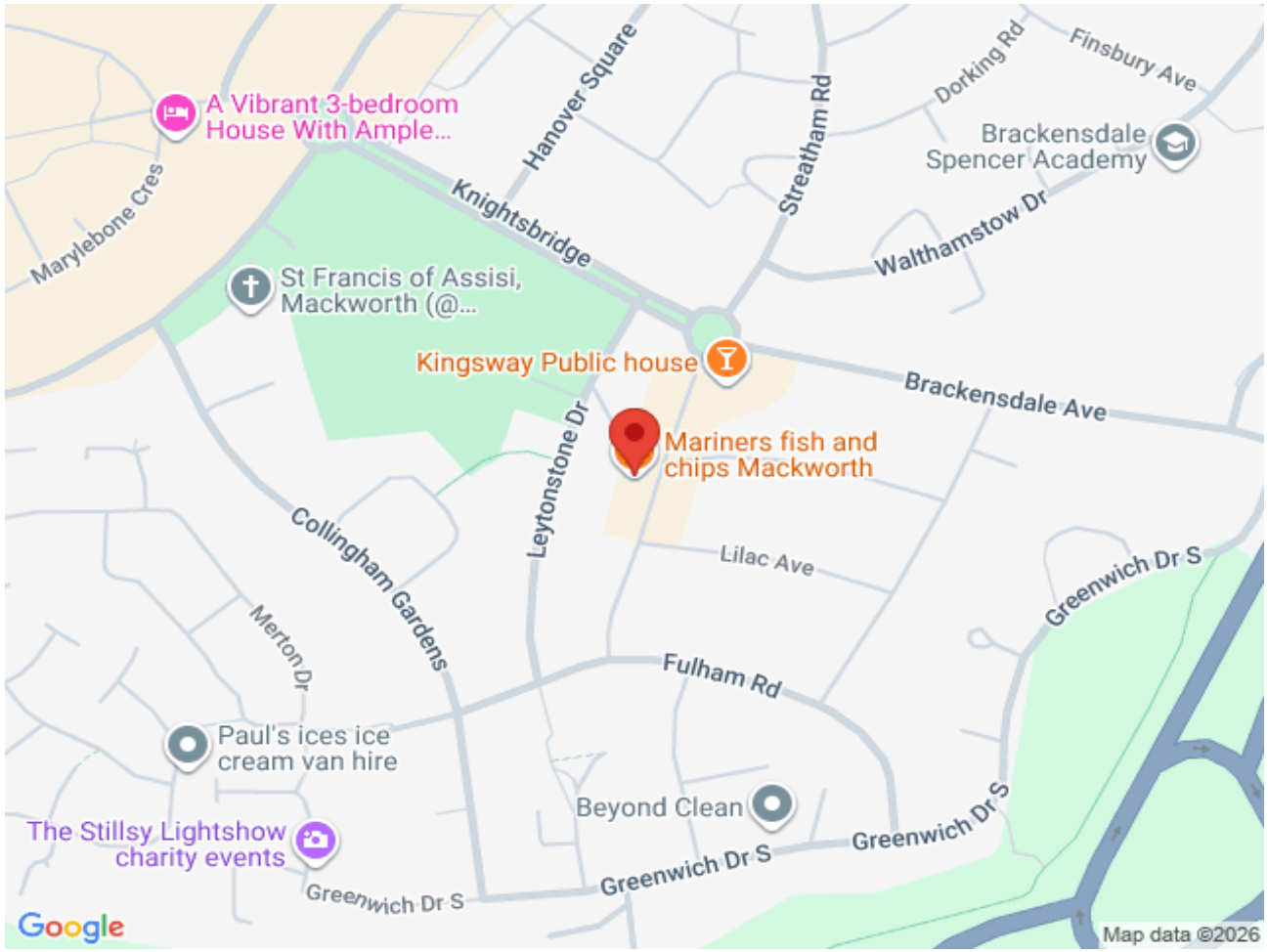
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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