



## 76 Walthamstow Drive, Mackworth, Derby, DE22 4BR

**Offers In The Region Of  
£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 area around Brackensdale Secondary School. The school is marked with a red pin on Brackensdale Ave. Other streets shown include Hanover Square, Brentford Dr, Kingsway, and Brackensdale Ave. The New Zealand border is indicated. Landmarks include St Francis of Assisi, Mackworth and Rykneld Sports Centre.

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 corridor and landing area.

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

- Conservatory:** Located at the top of the ground floor, accessible from the Dining Room.
- Dining Room:** A large central room, shaded in light blue, featuring a fireplace on the left wall and a bay window on the right.
- Living Room:** Located below the Dining Room, also shaded in light blue, with a fireplace on the left wall and a bay window on the right.
- Kitchen:** Situated to the left of the Dining Room, containing a sink, stove, and refrigerator.
- Hall:** A central hallway with a staircase leading 'UP' to the first floor.
- Cupboard (Cup):** A small storage area adjacent to the Hall.
- Porch:** A small entrance area at the bottom left.

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

- Bedroom 1:** A large bedroom at the bottom right, featuring a bay window and a wardrobe (WD).
- Bedroom 2:** A bedroom at the top right, featuring a bay window and a wardrobe (WD).
- Bedroom 3:** A bedroom at the bottom left of the first floor, featuring a bay window and a wardrobe (WD).
- Landing:** A central landing area with a staircase leading 'DN' to the ground floor.
- Shower Room:** Located at the top left of the first floor, containing a toilet and a sink.
- Cupboard (Cup):** Two small storage areas, one near the Landing and one near Bedroom 2.
- Wardrobe (WD):** Additional wardrobes are located near the Shower Room and between the bedrooms.

**Disclaimer:**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>64</p> <p>37</p>		
<p>Not energy efficient - higher running costs</p> <p>England &amp; Wales</p> <p>EU Directive</p>		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>64</p> <p>37</p>		
<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>England &amp; Wales</p> <p>EU Directive</p>		