



**Moorgate, Mackworth Derby DE22 4HH**

**welcome to**

**Moorgate, Mackworth Derby**

Situated in the Derbyshire suburb of Mackworth, comprising of an entrance hallway, lounge, kitchen diner, dining room, shower room, three bedrooms, a family bathroom, loft room, driveway, side and rear garden with a garden room. Call us now to view!



### **Entrance Hallway**

Upon entry through the front door the entrance hallway provides access to the lounge, kitchen and first floor landing. Finished with wood laminate flooring and a radiator.

### **Lounge**

14' 8" x 10' 7" ( 4.47m x 3.23m )

Cosy lounge featuring a fireplace, finished with wood laminate flooring, a radiator, double-glazed bay window and a connecting door to the kitchen diner.

### **Kitchen Diner**

21' 1" x 10' 2" ( 6.43m x 3.10m )

Spacious fitted kitchen diner comprising of base, wall and drawer units, with an integrated stainless steel sink, with space and plumbing for additional appliances. Finished with wood laminate flooring, splashback tiling, a radiator, a double-glazed window to the side, a connecting door leading out to the side of the property and an archway which flows directly into the dining area.

### **Dining Room**

18' 7" x 10' 8" ( 5.66m x 3.25m )

Accessed through the kitchen diner, a great space for family dining. Finished with wood laminate flooring, a radiator, and a connecting door to the shower room.

### **Shower Room**

Immaculately presented three-piece suite comprising of a wash-hand basin, low-level w/c and shower cubicle. Finished with wood laminate flooring, spotlights to the ceiling, a radiator and frosted double-glazed window to the side.

### **Landing**

First floor landing providing access to three bedrooms, the family bathroom and second floor landing. Finished with carpeted flooring, a radiator and double-glazed window to the side.

### **Bedroom One**

14' 10" x 8' 7" ( 4.52m x 2.62m )

Double bedroom finished with carpeted flooring, fitted wardrobes, a radiator and double-glazed to the rear.

### **Bedroom Two**

11' 5" x 7' 9" ( 3.48m x 2.36m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the front.

### **Bedroom Three**

9' 9" x 7' 9" ( 2.97m x 2.36m )

Double bedroom finished with carpeted flooring, a radiator and double-glazed window to the front.

### **Bathroom**

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath. Finished with tiled flooring, tiled walls and frosted double-glazed window to the side and rear.

### **Loft Room**

14' 11" x 9' 11" ( 4.55m x 3.02m )

Accessed from the second floor landing, finished with carpeted flooring, a radiator and skylight window.

### **External**

Externally, to the front, a pebbled driveway providing off-road parking for multiple vehicles alongside a patio paved pathway leading up to the front door. To the side and rear, the gardens are beautifully presented, laid with astro turf, block paving, a composite and wood decking area and pebbling, with a garden room and a shed. Relaxing spaces which can be enjoyed especially those summer months.



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welcome to

## Moorgate, Mackworth Derby

- SKILLFULLY EXTENDED THREE-BEDROOM SEMI-DETACHED HOUSE
- COSY LOUNGE, SPACIOUS KITCHEN DINER & DINING ROOM
- SHOWER ROOM AND FAMILY BATHROOM
- WELL-PRESENTED THROUGHOUT
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109407 - 0003

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