

Goswick Close, Derby

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Offers over
£400,000



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This property at a glance:



2



4



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4



B



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Goswick Close, Derby



Jodie says:

"I think the space and layout of this home is absolutely fantastic from the moment you arrive. The generous corner plot gives this home real kerb appeal, with the front lawn setting the home back from the road and creating a sense of privacy. The driveway is a real benefit too, with a four bedroom house, I think plenty of parking is a must. As you step inside, the generously sized hallway is perfect for busy families or space to welcome your guests. The front living room features four windows, making it a bright and inviting place to relax. A designated study is a brilliant addition for a home of this size, offering the perfect spot for working from home or quiet study time.

For me, the rear kitchen-dining-living space feels like the heart of the home. This is such a great, versatile space, the kitchen space is fully integrated and the breakfast bar makes this the perfect space for your morning coffee. the rest of the space is so versatile, there is plenty of room for both a large dining table and a sofa in here, perfect for a larger family or if you love to entertain. There is also access straight into the utility, with a side door to the side of the house.

Upstairs the four double bedrooms are a great continuation of the home; spacious, bright and perfect if you need plenty of space. The main bedroom has a walk through wardrobe area which leads seamlessly into a useful en-suite.

Outside, the garden is a low maintenance blank canvas, with patio space for outdoor furniture and a large turfed area. There's access from here to your driveway and garage too! A huge benefit to this home is the solar panels, a great investment by the current owners, that makes a positive impact on the running of this home. This home is spacious, well-designed, on a corner plot position, cul-de-sac location, and close proximity to scenic walks and local amenities."

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Did you spot...

This great family home
has driveway parking
for up to 4 vehicles



A message from the seller:

"We have really loved living here and are sad to have to move, but unfortunately, our child needs to attend a specialised school outside the area. It is a lovely, quiet area with a small park on the estate, and it is close to major supermarkets and has quick access to main roads!"

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Floor Plan

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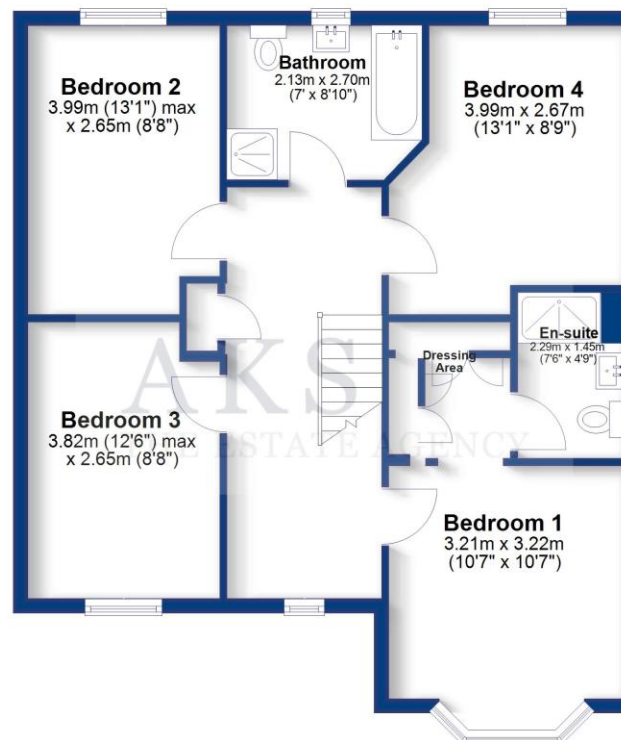
Ground Floor

Approx. 74.9 sq. metres (806.5 sq. feet)



First Floor

Approx. 69.7 sq. metres (750.3 sq. feet)



Total area: approx. 144.6 sq. metres (1556.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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300+ 5 star Google Reviews



Key Features:

- FOUR BEDROOM DETACHED HOUSE
- MAIN BEDROOM WITH EN-SUITE AND WALK THROUGH WARDROBE
- FANTASTIC LAYOUT
- LARGE CORNER PLOT
- GREAT LOCATION
- OWNED SOLAR PANELS
- EPC RATING B



About the area:

A popular suburb of Derby, Stenson Fields has plenty of local amenities around from an Asda supermarket, to local shops, takeaways and easy access to the main road links. It gives easy access to the Ring Road and is a short drive from the A50 making it great for commuters. There is plenty of access to public transport links into the City Centre as well as to Royal Derby Hospital.



Schools:

Both primary and secondary schools are within close proximity to the property as well as Sinfin Moor Park which has a park and playing fields.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Jodie** call
01332 30 30 30

[Click here](#) to watch the property video

