



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.



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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 Brackensdale area in Derby. A red pin marks the location of Brackensdale Spence Academy. Other landmarks include St Francis of Assisi, Mackworth, Rykneld Sports Centre, and Kingsway. The map also shows Brackensdale Ave, Hanover Square, and Brentford Dr. The text 'NEW ZEALAND' is visible on the map. The map data is from 2026.

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, with 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:** Located to the left of the Dining Room, with a bay window and a small alcove.
- Hall:** A central hallway with a staircase leading up (UP) and a door to the Porch.
- Porch:** A small entrance area at the bottom left.
- Cupboard (Cup):** Located in the Hall and Kitchen.

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

- Bedroom 1:** A large bedroom at the bottom right, with a bay window and a wardrobe (WD).
- Bedroom 2:** A bedroom at the top right, with a bay window and a wardrobe (WD).
- Bedroom 3:** A bedroom at the bottom left, with a bay window and a wardrobe (WD).
- Shower Room:** Located at the top left of the first floor, with a toilet and a wardrobe (WD).
- Landing:** A central landing area with a staircase leading down (DN) to the ground floor.
- Cupboard (Cup):** Located in the Landing and Bedroom 2.

Central Corridor and Landing:

- A central vertical corridor and landing area, shaded in light blue, connecting the ground and first floors.
- A staircase leading down (DN) from the landing to the ground floor.

Watermark: The text "Beall Brown & Jones" is overlaid in the center of the plan.

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
Very energy efficient - lower running costs			
Not energy efficient - higher running costs			
England & Wales		EU Directive	