



Abbey Wood Close
DERBY



Property Description

This well presented four bedroom family home in the sought after village of Mackworth. Abbey wood close is ideally located in close proximity to ; schools , bus routes , parks, local shops and major road links. In brief the property comprises of; an entrance hallway with w/c, open kitchen diner and stairs leading to the first floor. the first floor has an open landing and doors to the main bedroom and lounge as well as stairs leading to the second floor. The second floor allows access to the rest of the bedrooms and the family bathroom suite. To the outside the property has a fully secured garden with side gate leading to the front. To the front their is a tar mac drive way , path leading to the front door and a up and over garage door allowing access to the garage. This property truly needs to be seen to appreciate all it has to offer.

Entrance Hallway

The open hallway allows access to the kitchen diner , downstairs W/C and the stairs leading to the first floor.

Kitchen Diner

Situated to the rear elevation the fitted kitchen diner benefits from matching wall and base units with counter tops over , sink and drainer unit , fitted appliances such as fridge freezer, dishwasher , oven with hobs over. radiator and UPVC French doors to the rear leading to the garden.

First Floor Landing

The open landing is laid to carpet and allows access to;

Lounge

Situated to the front elevation with two UPVC windows to the front , carpet flooring and radiator.

Bedroom One

Situated to the rear elevation this double room is laid to carpet and has two double glazed windows with radiator below.

En-Suite

The three piece suite comprises of a shower cubicle with glass door , low level w/c and wash hand basin with tap over, and is partly tiled.

Second Floor Landing

The open landing is laid to carpet and allows access to;

Bedroom Three

Situated to the rear elevation this double bedroom benefits from a large UPVC window, radiator and carpet flooring.

Family Bathroom

The family bathroom consists of a panelled bath with shower and taps over, low level w/c and wash hand basin with mixer tap over, it is also partly tiled and has a towel radiator.

Bedroom Two

Situated to the front elevation this double bedroom benefits from two double glazed windows to the front, radiator and carpet flooring and door to en-suite

En-Suite

The three piece suite comprises of a low level w/c, wash hand basin with taps over and a shower cubicle, and is partly tiled.

Bedroom Four

Situated to the rear elevation this well sized room benefits from carpet flooring, radiator and double glazed window,

Outside

Front

To the front of the property there is a tar mac driveway providing of road parking and leads to the front door and garage with side access to the rear garden.

Rear

The private enclosed rear garden benefits from a patio area straight from the kitchen diner and is mainly laid to lawn with fenced boundaries. there is also a side gate leading to the front.

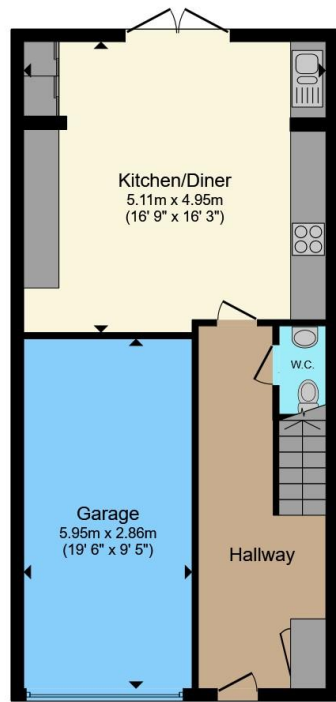
Garage

The integral garage has an up and over garage door to the front and benefits from power and lighting.

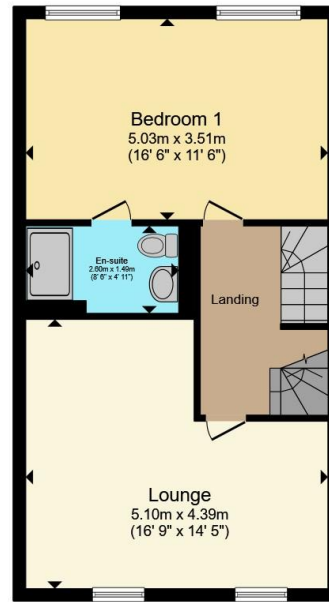




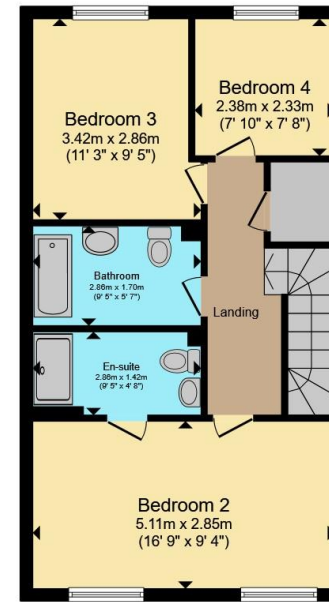




Ground Floor



First Floor



Second Floor

Total floor area 155.9 m² (1,678 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

T 01332 555 945

E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
DERBY DE22 2QQ

EPC Rating: B Council Tax
Band: D

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Tenure: Freehold



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