

Fletcher & Company

78 Brentford Drive, Derby, DE22 4BQ

Offers Around £245,000

Freehold



- A Well Presented Family Home
- Generous Plot With Scope To Extend (Subject To Planning Consent)
- Entrance Porch And Hallway
- Lounge And Dining Kitchen
- Utility Area/Internal Store Rooms
- Three Bedrooms And A Family Bathroom
- Driveway For Several Vehicles And A Garage
- Extensive Rear Garden And Outdoor Entertaining Area
- Easy Access To A6, A52, A38, A50 And Derby City Centre
- Range Of Local Shops And Amenities





Summary

Located on Brentford Drive in Mackworth, Derby, this charming three-bedroom house presents an excellent opportunity for families seeking a versatile and well-proportioned home.

An entrance porch leads to a hallway with a lounge off to the front. The hall leads to a comprehensively fitted dining kitchen with patio doors providing access to and views of the rear garden. There is a useful area to the side of the kitchen which has three store rooms off, one with a sink and possibility of a utility area with a door to the side.

To the first floor are three well proportioned bedrooms and a family bathroom.

The house features a generous rear garden, perfect for entertaining guests or enjoying quiet afternoons outdoors. Beyond the generous entertaining space, which has artificial lawn for ease, a lovely lawned area provides a delightful setting for children to play or for gardening enthusiasts to cultivate their green thumbs. Additionally, the extensive plot to the side of the property offers exciting potential for extension, subject to the necessary planning consents, allowing you to tailor the home to your family's needs.

Parking is a breeze with off-road space for several vehicles and a single garage, ensuring convenience for you and your guests.

The property is offered with no upward chain/vacant possession.

The property is conveniently located within easy reach of schools, shops and connection to the A6, A52, A38, A50 and Derby City Centre. The Royal Derby hospital is easy to access and Markeaton Park is local, for families to enjoy.

With its ample space, potential for expansion, and inviting outdoor areas, this property is a must-see for anyone looking to settle in Derby. Don't miss the chance to make this house your home.

F&C

The Location

Brentford Drive is conveniently situated for access to local amenities including a range of shops close by, together with the wider amenities in Derby City Centre, local schools, the University, recreational facilities including Markeaton Park and useful road links via the A52, A6, A38 and A50 networks.

Accommodation

Ground Floor

Entrance Porch

4'7" x 3'2" (1.42 x 0.99)

Having a composite double glazed door with featured double glazed leaded glass inserts, double glazed windows to the front and side and a tiled floor. A door leads to the hallway.

Hallway

12'2" x 5'8" (3.71 x 1.73)

Having a feature tiled floor, a central heating radiator, an understairs cupboard providing excellent storage space and stairs lead off to the first floor.



Lounge

14'9" x 12'2" (4.50 x 3.73)

Having a central heating radiator under UPVC double glazed sash style window to the front.



Dining Kitchen

20'11" x 8'4" (6.39 x 2.56)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a wood grain effect roll top work surface over incorporating a stainless steel one and a half bowl sink drainer unit with mixer tap. Integrated appliances include an electric oven, gas hob and extractor fan with light. There is complementary tiling to all splashback areas, a tiled floor, space for a fridge/freezer and a central heating radiator. There is a wall mounted boiler (serving domestic hot water and central heating system). There is a UPVC double glazed window to the rear overlooking the garden and UPVC double glazed patio doors provide access to and views of the rear garden and patio. A UPVC double glazed door provides access to a utility/storage area.



Utility/Storage Area

9'7" x 6'4" x 4'9" x 4'4" x 3'3" x 2'5" (2.93 x 1.95 x 1.45 x 1.33 x 1.00 x 0.76)

Having a tiled floor and three useful storage areas off which all have tiling to the floors and half tiling to the walls. Providing excellent storage space, one having a roll top work surface and circular sink unit with mixer tap over. The store to the front has a UPVC double glazed window with frosted glass. A UPVC double glazed door provides access to the side of the house.



First Floor Galleried Landing

7'4" x 6'2" (2.24 x 1.88)

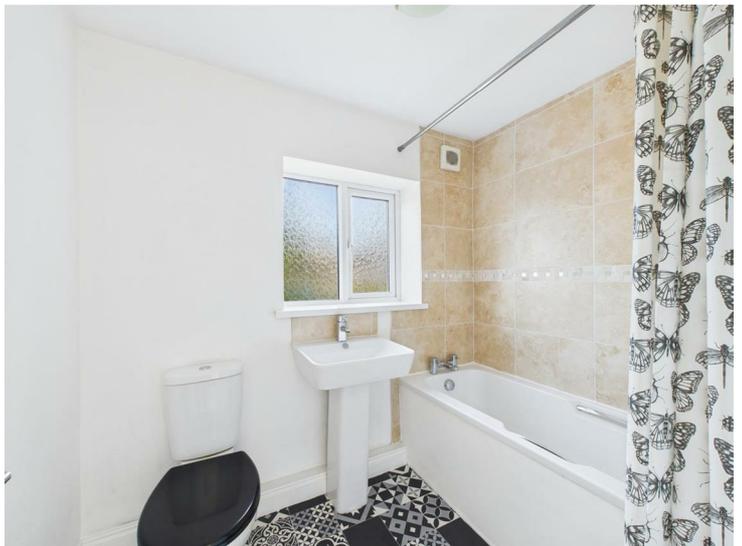
Having a UPVC double glazed window to the side elevation and access is provided to the roof space.



Bathroom

7'3" x 5'3" (2.23 x 1.62)

Appointed with a three piece white suite comprising a panelled bath with shower over and full tiling to the splashback areas, a pedestal wash handbasin and a low flush WC. There is a wall mounted chrome heated towel rail, an extractor fan and a UPVC double glazed window to the rear.



Bedroom One

12'5" x 11'8" (3.81 x 3.57)

Having two UPVC double glazed sash style windows to the front elevation and a central heating radiator.



Bedroom Two

13'4" x 8'4" (4.07 x 2.56)

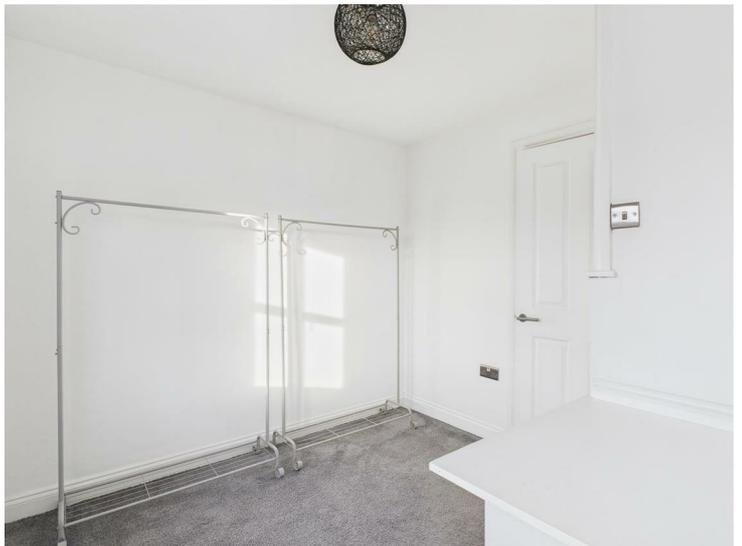
With a UPVC double glazed window overlooking the rear garden and a central heating radiator.



Bedroom Three

9'2" x 8'8" (2.81 x 2.66)

Having a UPVC double glazed window to the front elevation, a central heating radiator and an over stairs cupboard which provides excellent storage space.



Outside

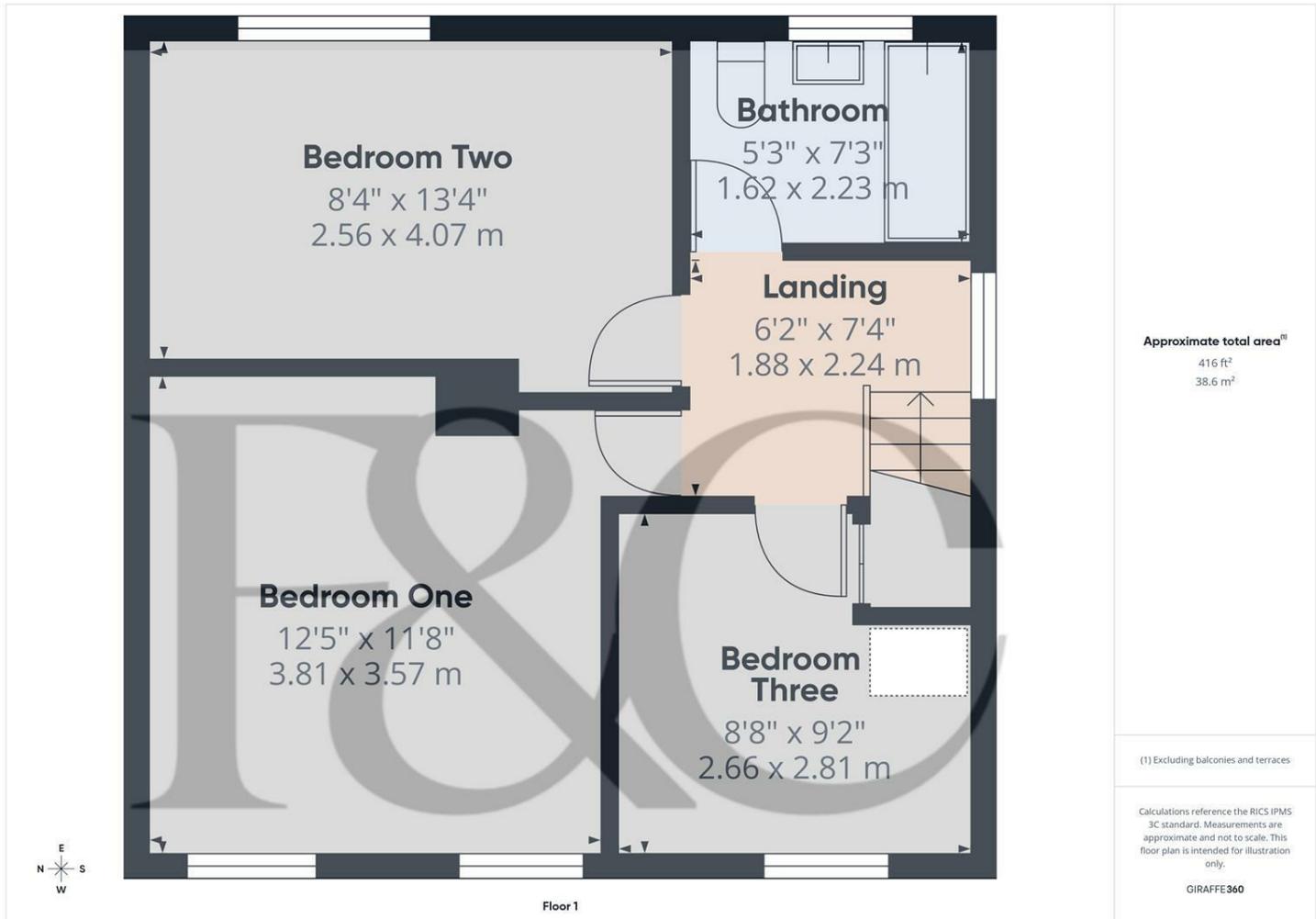
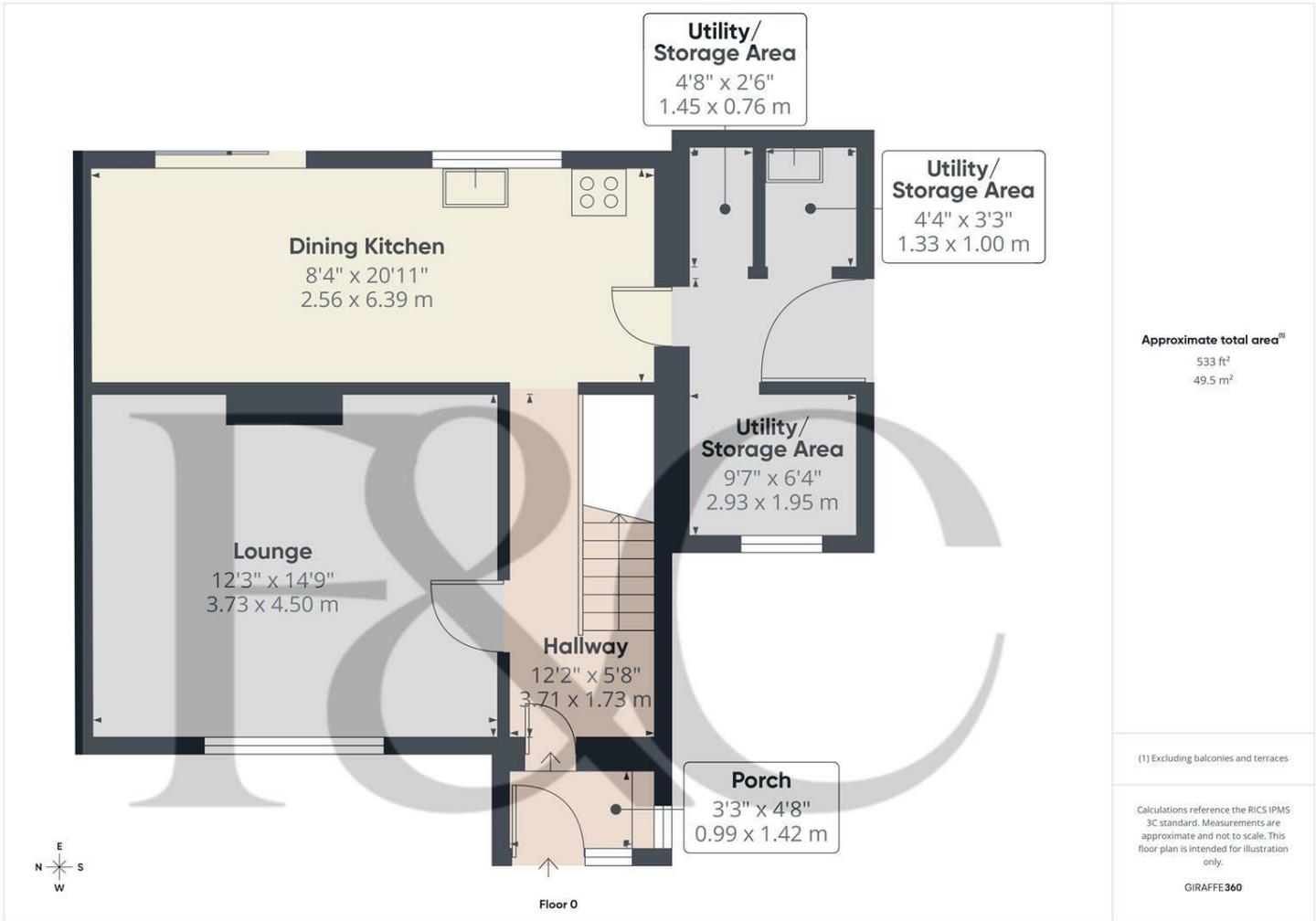
The property sits on a generous plot with a lawn garden to the front, a gate providing access and a path leading to the front door. To the side of the house there is a tarmac driveway which provides off-road parking for several vehicles and leads to a single detached garage. A gate to the side of the house provides access to the rear garden. To the rear there is an enclosed garden which briefly comprises of an extensive entertaining area with artificial lawn and wall to the surround. There is a gate providing access to the side of the house. Please note: in addition there is a hard standing and gated, former dog run. A flagged path runs up from the lower part of the garden to an upper, extensive lawn garden.



Parking Area



Council Tax Band A





Duffield Office

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Derby Office

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Willington Office

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78 Brentford Drive
Derby
DE22 4BQ

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 73 | |
| (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 | |