



3 Halifax Close, Derby, DE21 4GT

£190,000



A spacious three bedroom semi-detached family home with driveway, dining kitchen and conservatory positioned in a small cul-de-sac.



3 Halifax Close, Derby, DE21 4GT

£190,000



DIRECTIONS

From the bottom of Scarborough Rise take the second right onto Pickering Rise, then first right into Halifax Close where the property will be found on the left.

The property benefits from solar panels as well as gas central heating and UPVC double glazed windows and briefly comprises, entrance hallway, lounge, open plan kitchen diner, conservatory, side lobby with understairs store and utility room. To the first floor are two spacious bedrooms and a generous third with built in cupboard and a bathroom with shower over bath.

Externally there is a double width front driveway along with a shared side driveway leading to the enclosed rear garden. There is hard standing, patio, raised lawn and a paved area at the top of the garden with shed.

The property is conveniently positioned for ease of access into the city centre, local convenience stores, popular public house, Meteor shopping centre and A38 road network.

An ideal family home.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Main composite front door, stairs to first floor, radiator.

LOUNGE

14'7" x 10'9" (4.45m x 3.28m)

Spacious with front facing UPVC double glazed window, laminate flooring, media connections and radiator.

KITCHEN DINER

16'7" x 10'1" (5.05m x 3.07m)

An open plan room with ample space for a dining table and chairs and with wood effect vinyl flooring throughout.

The kitchen is fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, electric cooker and hob, space for a large fridge freezer, radiator, UPVC double glazed window and French doors leading into:

CONSERVATORY

9'1" x 7'5" (2.77m x 2.26m)

Of brick base construction with UPVC double glazed windows and French doors, pitched roof, laminate flooring.

REAR LOBBY

Of brick base construction with UPVC double glazed windows and French doors, pitched roof, laminate flooring.

UTILITY ROOM

6'2" x 4'4" (1.88m x 1.32m)

With plumbing and space for a washing machine and tumble dryer, wall mounted combination boiler, tiled floor, UPVC double glazed window.

FIRST FLOOR

LANDING

Side UPVC double glazed window, loft access and store cupboard.

BEDROOM ONE

13'1" x 10'8" (3.99m x 3.25m)

A spacious double bedroom with ample space for all furniture and with a rear facing UPVC double glazed window, radiator.

BEDROOM TWO

11'1" x 10'4" (3.38m x 3.15m)

A second spacious double bedroom with front facing UPVC double glazed window and radiator.

BEDROOM THREE

9'8" x 7'3" (2.95m x 2.21m)

A generous third bedroom with bulkhead built in cupboard, UPVC double glazed window to the front elevation and radiator.

BATHROOM

7'8" x 5'5" (2.34m x 1.65m)

Fitted with a white three piece comprising a panelled bath with mains chrome shower over, wash basin and WC, two UPVC double glazed windows, tile effect vinyl flooring and chrome towel radiator.

OUTSIDE

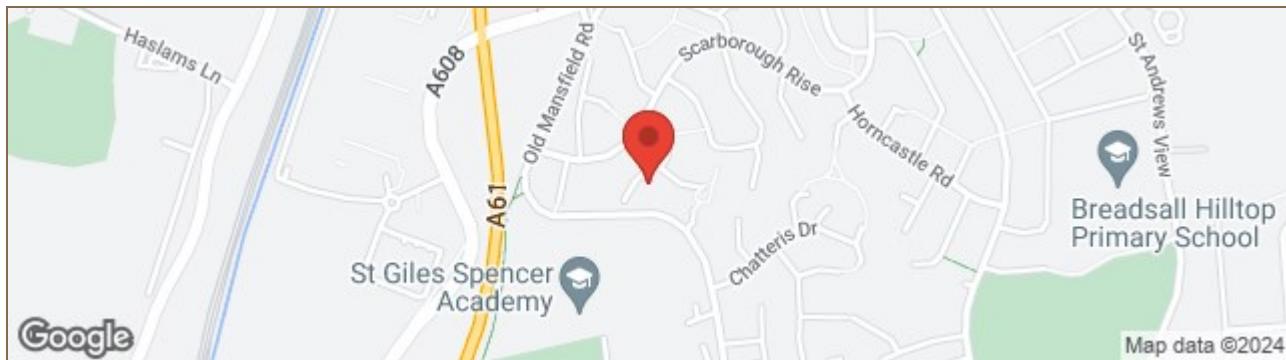
Externally there is a double width front driveway along with a shared side driveway leading to the enclosed rear garden. There is hard standing, patio, raised lawn and a paved area at the top of the garden with shed.

The property is also fitted with solar panels to both the front and rear elevations providing reduced running costs.

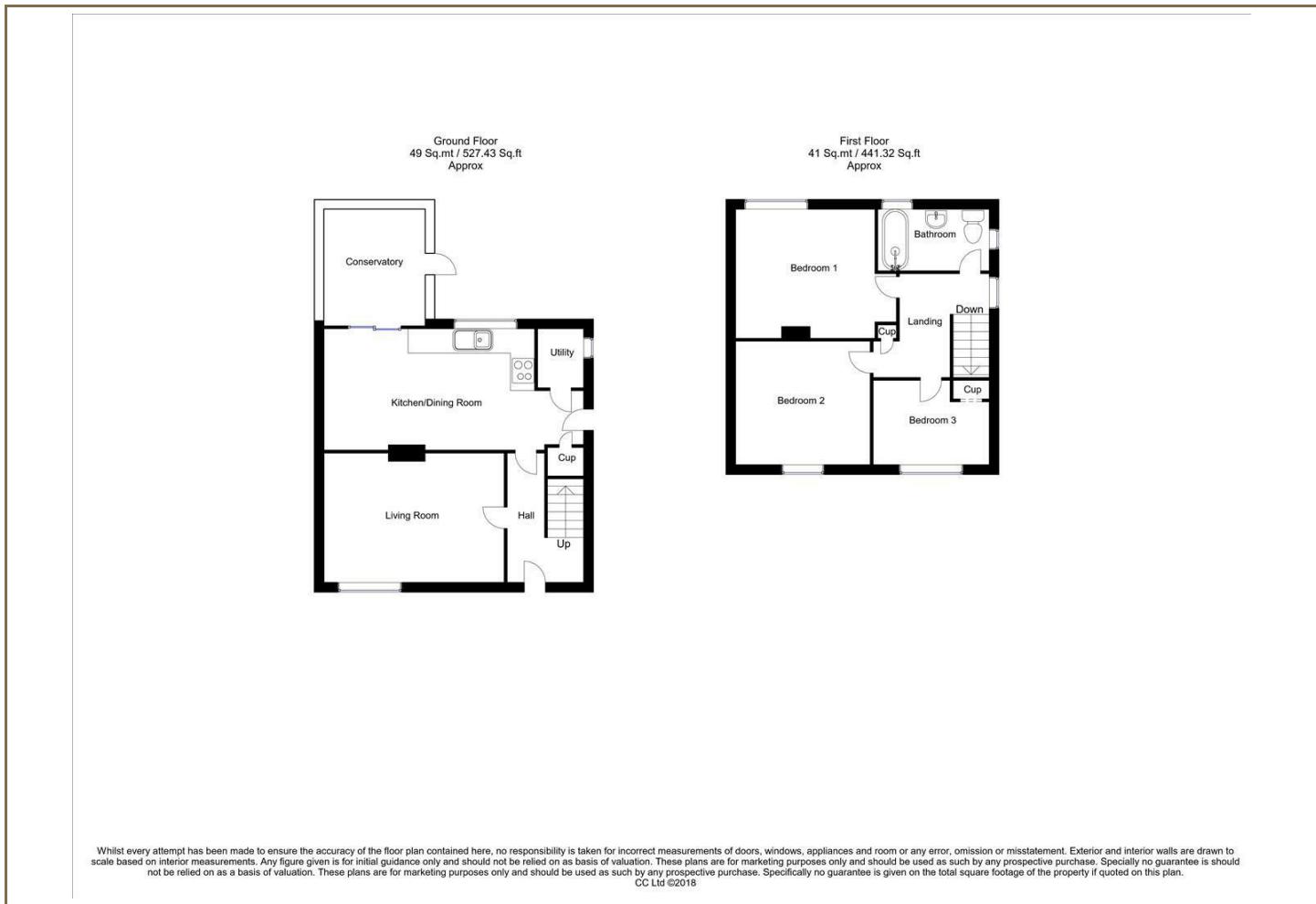
This property is a Wimpy no fines construction. This type of construction is typical for many homes in the area and classed as non defective, mortgages are readily available. Please take further advice from a mortgage advisor or lender.



Road Map



Floor Plan

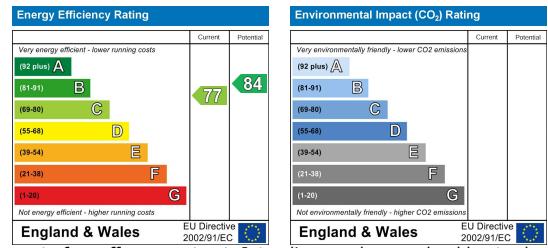


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk