



22 Holborn Drive, Mackworth, Derby, DE22 4DW

£299,950



Offering spacious living and sleeping accommodation, this four bedroom detached family home sits on a large garden plot and is offered for sale with no upward chain.



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Positioned on an established street towards the edge of Mackworth close to local shops, schools and Markeaton Park, this is a fantastic family home which includes gas central heating and UPVC double glazing.

The smartly presented interior comprises, a welcoming enclosed porch leading into a formal hallway with stairs to the first floor, ground floor shower room, a wide fitted breakfast kitchen provides plentiful storage cupboards also with pantry with plan access leading into a spacious living room, a further versatile reception room suitable as a study, playroom or ground floor bedroom, rear conservatory overlooking the gardens and utility room.

To the first floor and attractive semi-galleries landing gives access to four very well proportioned bedrooms including the principal bedroom being particularly large having an incorporated en suite, finally a main family bathroom with shower over bath.

The property occupies a generous plot having a driveway to the front leading to a garage, there is also a planted front garden and gated side access. The rear garden is particularly large being well stocked with a mature variety of plants, shrubs and trees, paved patio expanse of lawn, fruit trees, side covered log store and shed. The garden offers an excellent degree of privacy and there is potential for extension subject to the necessary planning permission.

An excellent family home located in this popular residential area close to the city centre, A38 and the family friendly Markeaton Park.

The property is attractively offered for sale with no upward chain.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY AND PORCH

Entering the property into an enclosed porch area continuing through a UPVC double glazed front door continuing into a formal hallway, tiled floor throughout, stairs to first floor with useful open area beneath, access into all principle ground floor rooms, radiator.

GROUND FLOOR SHOWER ROOM

Appointed with a tiled showering area with a mains shower, corner basin and WC, tiled floor, UPVC double glazed window, chrome towel radiator.

KITCHEN

19'8" x 8'5" (5.99m x 2.57m)

A spacious and wide fitted kitchen appointed with a plentiful range of wall and base units having painted cupboard and drawer fronts, laminate work surfaces, ceramic sink, space for a large range style cooker with an extractor fan over, integrated dishwasher and ironing board, a rear facing UPVC double glazed bay window provides the perfect spot

for a breakfast table and chairs, laminate flooring throughout, built-in pantry, radiator.

UTILITY ROOM

8'3" x 6'5" (2.51m x 1.96m)

With plentiful space for appliances including a washing machine, fridge and freezer, floor mounted boiler, tiled floor, UPVC double glazed window and door to rear garden, access into garage.

LIVING ROOM

15'8" x 11'10" (4.78m x 3.61m)

With open plan access from the kitchen, also accessed from the hallway, this lovely room features a log burning stove set on a tiled hearth, media connections, laminate flooring, radiator, sliding doors open into:

SITTING ROOM

11'4" x 9' (3.45m x 2.74m)

A versatile space also accessed from the hallway, offering suitability as a study, play room or ground floor bedroom (its current use), laminate flooring, front facing UPVC double glazed window, radiator.

CONSERVATORY

10'9" x 7'5" (3.28m x 2.26m)

Of brick base construction with a range of UPVC double glazed windows and door, all providing a pleasant aspect over the large rear garden, tiled floor, pitched roof, radiator.

FIRST FLOOR

LANDING

A pleasant landing area with a front facing UPVC double glazed window, airing cupboard and loft access.

BEDROOM ONE

16'8" x 11'11" (5.08m x 3.63m)

An extremely large bedroom having a perfect recess suitable for wardrobes, a second recess also provides useful storage space, front facing UPVC double glazed window, laminate flooring, radiator.

EN-SUITE

Incorporated within the main bedroom area, there is a shower cubicle, hand basin and WC, this could be enclosed into a separate, private facility.



BEDROOM TWO

10'10" x 8'9" (3.30m x 2.67m)

A generous double bedroom having a UPVC double glazed window overlooking the large rear gardens, ample space for all bedroom furniture, radiator.

BEDROOM THREE

10'4" x 8'6" (3.15m x 2.59m)

A third generous double bedroom having a rear facing UPVC double glazed window overlooking the large gardens, ample space for all bedroom furniture, radiator.

BEDROOM FOUR

9' x 8'7" (2.74m x 2.62m)

A further generous bedroom positioned to the rear, centre of the rear of the house having a UPVC double glazed window overlooking the large gardens, ample space for all bedroom furniture, radiator.

BATHROOM

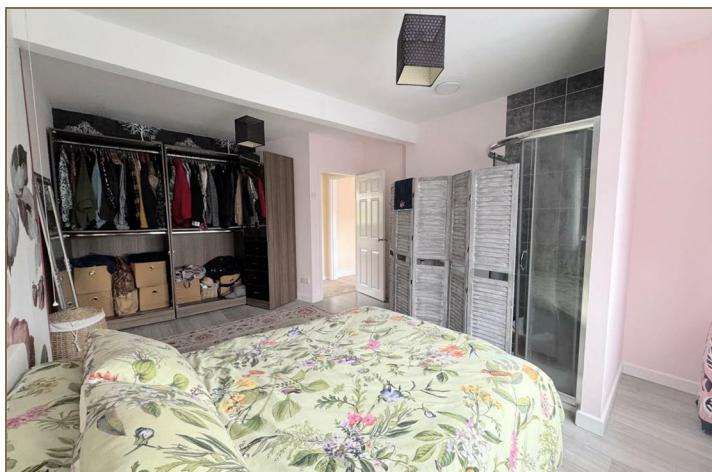
6'9" x 5'9" (2.06m x 1.75m)

Smartly appointed with a white three-piece suite comprising a panelled bath with a

shower attachment over, a wide wash hand basin and level WC, tiled walls, attractive patterned vinyl flooring, UPVC double glazed window, chrome towel radiator.

OUTSIDE

The property occupies a generous plot having a driveway to the front leading to a garage, there is also a planted front garden and gated side access. The rear garden is particularly large being well stocked with a mature variety of plants, shrubs and trees, paved patio expanse of lawn, fruit trees, side covered log store and shed. The garden offers an excellent degree of privacy and there is potential for extension subject to the necessary planning permission.





Road Map

Hybrid Map

Terrain Map



Floor Plan



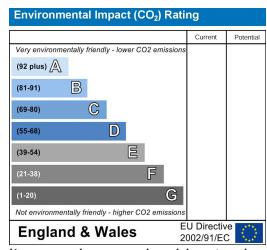
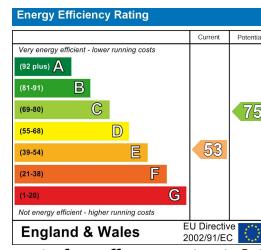
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Viewing

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Energy Efficiency Graph



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