



## 76 Walthamstow Drive, Mackworth, Derby, DE22 4BR

Offers In The Region Of  3  1  2 

**£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.



# 76 Walthamstow Drive, Mackworth, Derby, DE22 4BR

Offers In The Region Of £185,000



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.

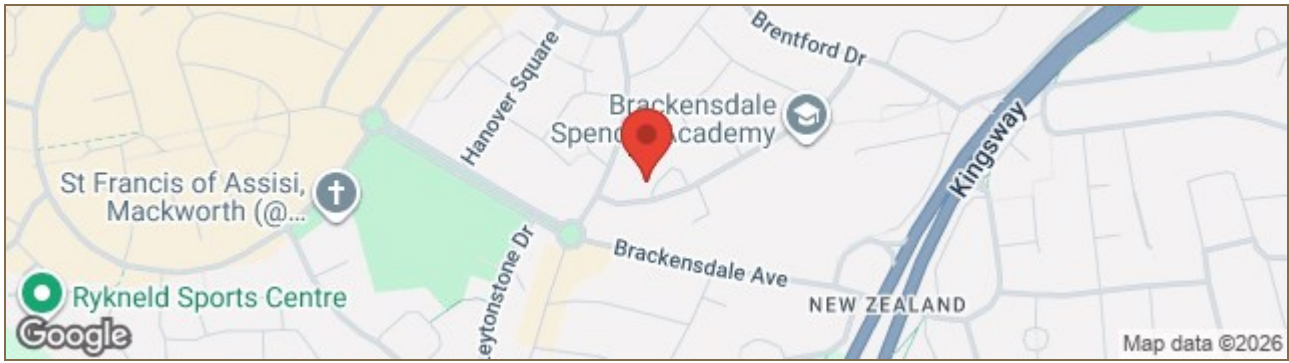
## PLEASE NOTE

The property is a house of non-standard construction and requires a general scheme of modernisation.

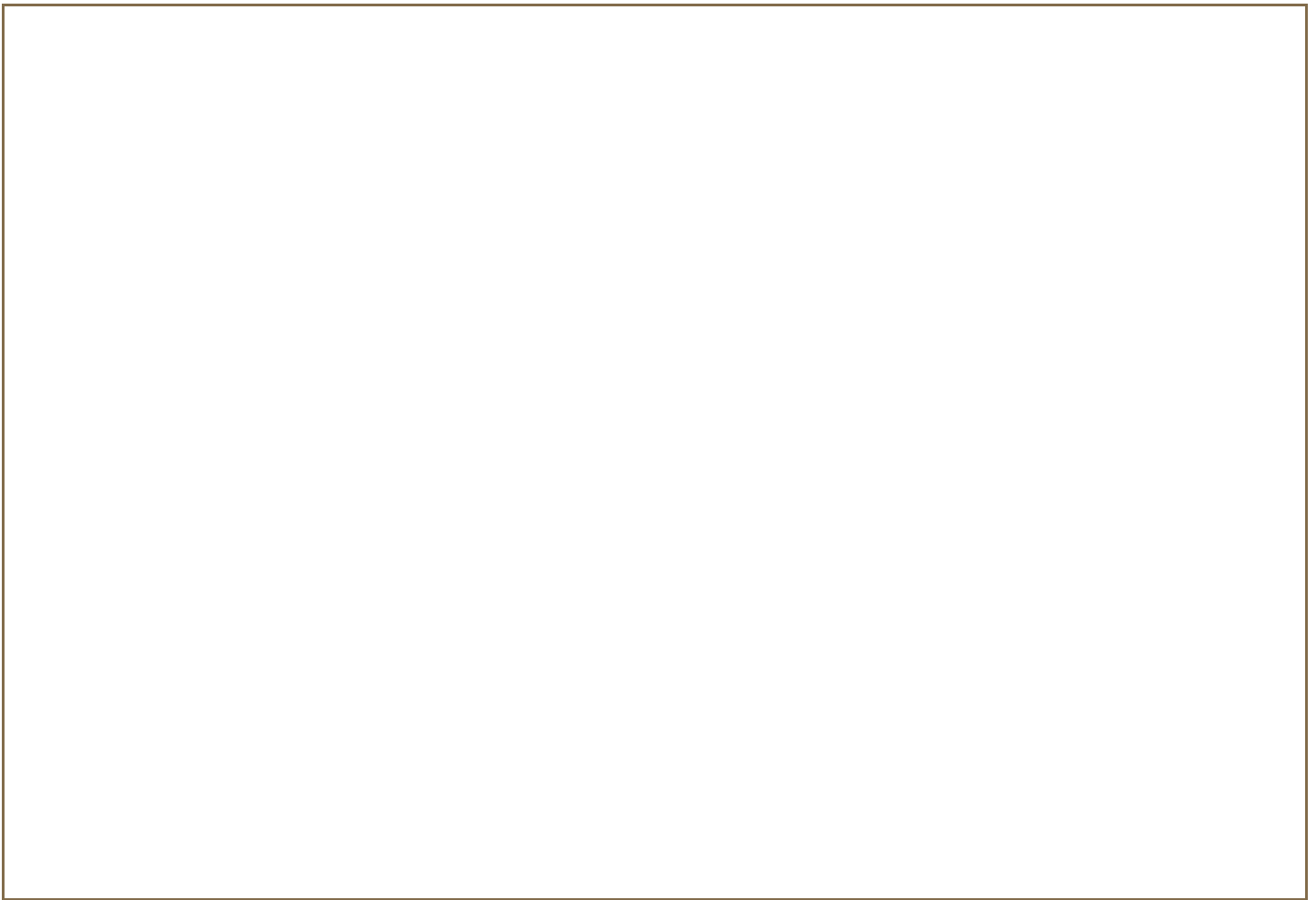
Offered for sale with immediate vacant possession and no chain.



## Road Map



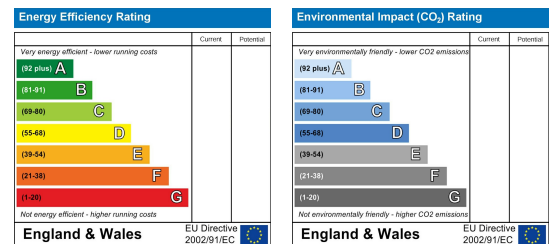
## Floor Plan



## 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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://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