



139 Old Mansfield Road, Derby, DE21 4SA

**Offers In The Region Of
£255,000**



A very smartly presented three bedroom detached house featuring a quality kitchen, large living room and en-suite located in this popular residential location close to the city centre.



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Attractively offered for sale with no chain, the property also features a modern efficient combination boiler and UPVC double glazed windows.

The stylish interior comprises a formal entrance hallway with stairs leading to the first floor, a quality installed German kitchen with Neff integrated cooking appliances and pantry, a large open plan living dining room with bay window and sliding patio doors. To the first floor there are three good sized and well proportioned bedrooms, the main with en-suite, finally a beautifully tiled main bathroom.

Externally the property has a long front and side driveway block paved driveway providing off road parking with secure gates and lawned front garden. To the rear there is a pleasant and attractively paved seating area adjoining a bark chipped play area suitable for child's swing etc and timber garden shed. There are steps leading to an upper lawn and raised border.

Derwent Heights is a small residential location close to the city centre, Oakwood and Meteor shopping centre with plentiful local amenities and facilities for the whole family.

An ideal family home attractively offered for sale with no upward chain.

ACCOMMODATION

GROUND FLOOR

Entering the property beneath a covered storm porch through a UPVC double glazed door into:

ENTRANCE HALLWAY

A welcoming and formal hallway with an inset floor mat with laminate flooring laid in an attractive herringbone pattern flowing through the entire ground floor, stairs to first floor, radiator.

KITCHEN

9'5" x 9' (2.87m x 2.74m)

A modern fitted kitchen offers a plentiful range of quality German made wall and base units with two tone coloured cupboard and drawer fronts complimented by a low profile laminate work surface and matching splashback, inset deep composite sink and mixer pull-out tap, Neff electric oven, induction hob and extractor fan, integrated Siemens dishwasher, space for an American style fridge freezer and washing machine, an understairs pantry provides further storage, UPVC double glazed window and door to side.

OPEN PLAN LIVING DINING ROOM

23'8" + bay x 12'7" max (7.21m + bay x 3.84m max)

A superb open plan space with ample room for comfortable lounge and dining furniture, UPVC double glazed bay window to the front elevation, fireplace with inset electric fire and hearth, media connections, UPVC double glazed sliding doors to the garden, two radiators.

FIRST FLOOR

LANDING

Access to a part-boarded loft via a pull-down ladder, providing useful storage and with insulation.

BEDROOM ONE

12'5" x 10'10" + bay (3.78m x 3.30m + bay)

A spacious main bedroom with the addition of a walk-in UPVC double glazed bay window, plentiful space for all bedroom furniture, radiator.

EN-SUITE

8'4" x 2'11" (2.54m x 0.89m)

Smartly appointed with a shower cubicle having a low profile tray, glazed screen door, mains overhead shower with an additional shower, tiled walls and extractor fan, wash hand basin sat on a vanity unit with two drawers and shelf, low level WC, UPVC glazed window, inset ceiling spotlights, towel radiator.

BEDROOM TWO

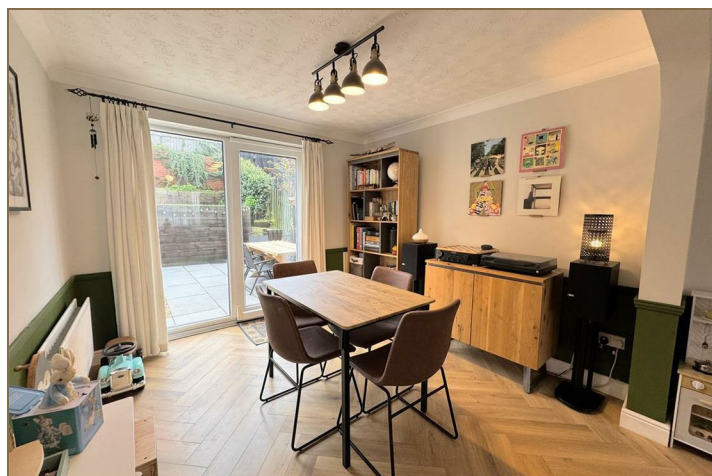
12'4" x 9'3" + lobby (3.76m x 2.82m + lobby)

A second generous double bedroom with a rear facing UPVC double glazed window, laminate flooring, radiator.

BEDROOM THREE

9'9" x 6'10" (2.97m x 2.08m)

A generous third bedroom also with a rear facing UPVC double glazed window, ample space for all single bedroom furniture, radiator.



BATHROOM

7'11" x 6'10" (2.41m x 2.08m)

A second smartly presented bathroom being beautifully tiled comprising a deep bath, wash hand basin sat on a vanity unit with storage drawer, low-level WC, UPVC double glazed window, tall towel radiator, built-in cupboard housing the modern combination boiler providing domestic hot water and gas central heating.

OUTSIDE

Externally the property has a long front and side driveway block paved driveway providing off road parking with secure gates and lawned front garden. To the rear there is a pleasant and attractively paved seating area adjoining a bark chipped play area suitable for child's swing etc and timber garden shed. There are steps leading to an upper lawn and raised border.

PLEASE NOTE

Furniture can be purchased available by separate negotiation.





Road Map



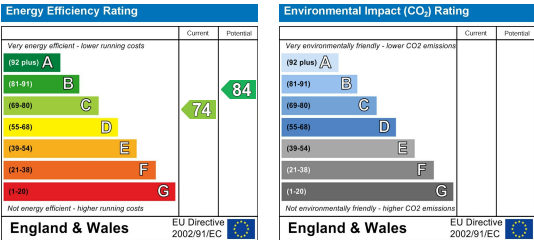
Floor Plan



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



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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