



28 Reigate Drive, Derby, DE22 4EN

£149,950



Situated in the heart of Mackworth, this is a recently modernised and redecorated two bedroom semi detached property which benefits from gas central heating, double glazing and a garden to both the front and rear



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DIRECTIONS

Enter Mackworth along Prince Charles Avenue and at the roundabout turn right onto Holborn Drive. A short distance along turn left onto Wimbledon Road and follow the road around to the junction. Turn left where the property is situated on the left hand side, clearly identified by our "For Sale" board.

The semi detached house in brief comprises an entrance lobby with staircase leading to the first floor, lounge with feature fireplace and a kitchen with integrated appliances and views over the garden. Ground floor utility space/rear lobby with under stairs storage and access to the rear. To the first floor are two good sized bedrooms and a bathroom with shower over the bath.

Outside the property benefits from a garden to the rear which has been laid for ease of maintenance with paved areas and a Magnolia tree. To the front elevation there is car standing and a further garden area.

Mackworth is a highly desirable residential location which has a range of facilities which includes shops, schools and pubs all close by. The property, which overlooks open space to the front, has ease of access to the vibrant city centre of Derby which is a short journey away boasting bars, restaurants and the Derbion shopping centre. The property is close to the A38 giving onward travel to the A50, A52 and M1 corridor.

This well presented home would be a perfect choice for a first time buyer or an investor and should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed door into:

ENTRANCE LOBBY

With coat hanging space, double radiator and access to the:

LOUNGE

11'7" x 14'5" (3.53m x 4.39m)
(Maximum measurement)

With double glazed window overlooking the front elevation and feature fireplace.

KITCHEN

9'3" x 13' (2.82m x 3.96m)

With a range of work surface/preparation areas, wall and base cupboards and space for a freestanding cooker with extractor over. The kitchen has a stainless steel sink unit with mixer tap beneath a double glazed window overlooking the rear elevation and there are useful kitchen drawers, appliance space, space for a small dining table and radiator.

REAR LOBBY/UTILITY SPACE

9'4" x 4'5" (2.84m x 1.35m)

This useful space has a double glazed window to the side elevation, double glazed door to the rear, meter boxes, wall mounted boiler providing domestic hot water and central

heating and access to a useful understairs storage cupboard.

TO THE FIRST FLOOR

LANDING

Access to the loft, double glazed window to the side elevation and large storage cupboard.

BEDROOM ONE

14'6" x 9'10" (4.42m x 3.00m)

Has a double glazed window to the front elevation and open space, useful storage cupboard and radiator.

BEDROOM TWO

9'6" x 9'8" (2.90m x 2.95m)

(Maximum measurement)

With double glazed window overlooking the rear garden, fitted wardrobe and storage cupboard and radiator.

BATHROOM

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

With low level WC, pedestal wash hand basin

and bath with shower over the bath, two frosted double glazed windows, extractor and radiator.

OUTSIDE

Outside the property benefits from a garden to the rear which has been laid for ease of maintenance. There is a small lawn, patio area, garden shed and Magnolia tree.

To the front elevation there is car standing space and a further garden area.

PLEASE NOTE

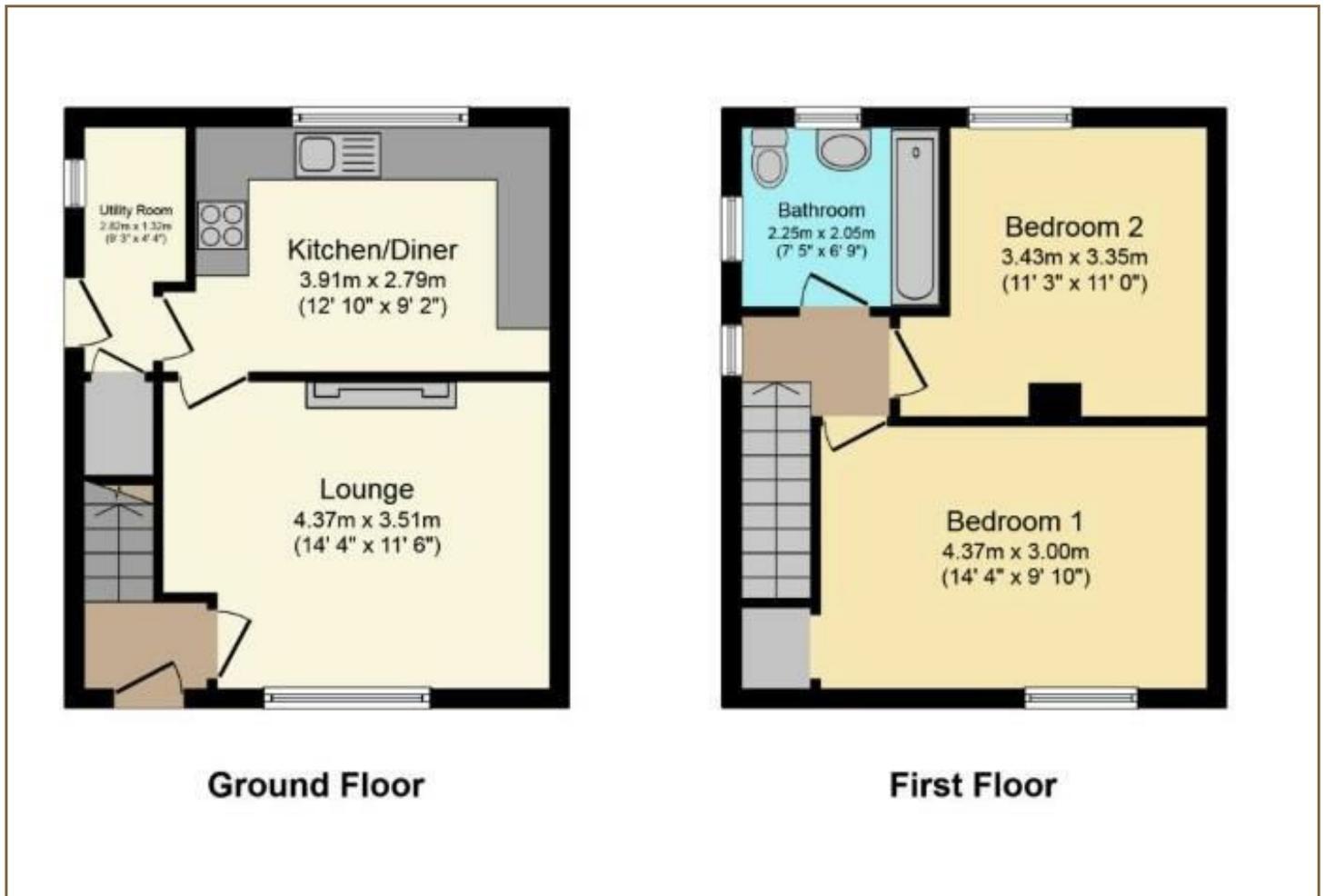
Prospective purchasers should note that this property is of non-standard construction. For further details, please contact the offices of Boxall Brown & Jones prior to viewing.



Road Map



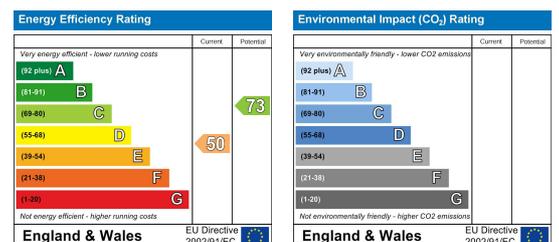
Floor Plan



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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