



47 Holborn Drive

, Derby, DE22 4DX

Offers In Excess Of £260,000



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Property & Location

This two bedroom chalet bungalow is located in the highly popular area of Mackworth and is conveniently situated with access to local amenities, including shops, public transport routes and in easy reach of Derby City Centre.

The accommodation briefly comprises of: Entrance hallway, spacious lounge/diner, fitted kitchen, separate utility, conservatory overlooking rear garden and downstairs bathroom. To the first floor there is a further bedroom, bathroom and dressing room. To the front of the property is a block paved driveway and garage, gated side access to the rear garden with decked seating area, flower beds, garden shed and fenced boundaries.

Accommodation

Entrance Porch

3'8" x 5'8" (1.12 x 1.73)

With uPVC door leading into hallway.

Entrance Hallway

13'5" x 6'0" (4.11 x 1.85)

With gas central heating radiator, built in storage cupboard and doors/stairs leading to.

Lounge/Diner

21'1" x 10'0" (6.45 x 3.05)

With dual aspect double glazed uPVC windows to the front and rear elevation, gas central heating radiator, original beams, feature fire place and ample space for dining table.

Kitchen

7'1" x 15'5" (2.18 x 4.72)

With double glazed uPVC window to the rear elevation, gas central heating radiator, wall and base units with complementing work surfaces, stainless steel sink with mixer taps and space for all appliances.

Utility Room

6'4" x 8'0" (1.95 x 2.44)

With double glazed uPVC to rear elevation and plumbing for washing machine and tumble dryer.

Conservatory

8'5" x 12'8" (2.59 x 3.88)

With a brick base, uPVC double glazed windows with patio doors leading to the rear garden.

Bedroom One

11'3" x 8'11" (3.45 x 2.72)

With uPVC double glazed window to the front elevation, gas central heating radiator, fitted wardrobes and door leading to.

Jack n Jill Bathroom

4'9" x 8'11" (1.47 x 2.72)

With shower cubicle, W.C, vanity unit with built in wash basin and gas central heating radiator.

First floor

Landing

With doors leading to:

Bedroom Two

13'8" x 10'0" (4.19 x 3.05)

With Skylight windows to ceiling, space for storage in the eaves and gas central heating radiator.

Dressing Area

4'11" x 10'2" (1.52 x 3.12)

With built in storage space and ample room for wardrobes.

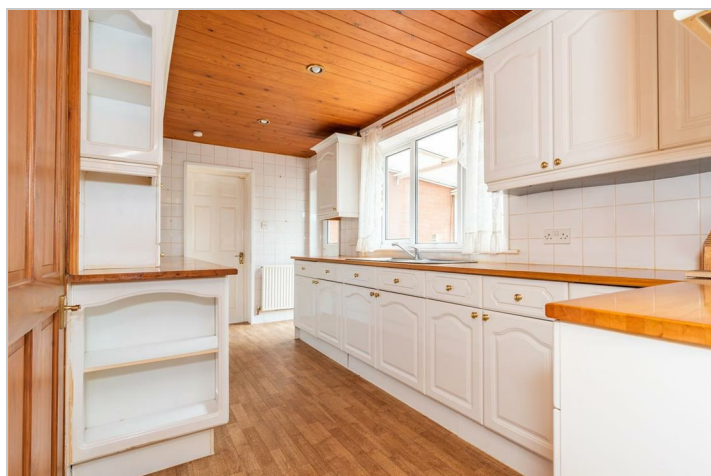
Family Bathroom

7'8" x 12'2" (2.36 x 3.71)

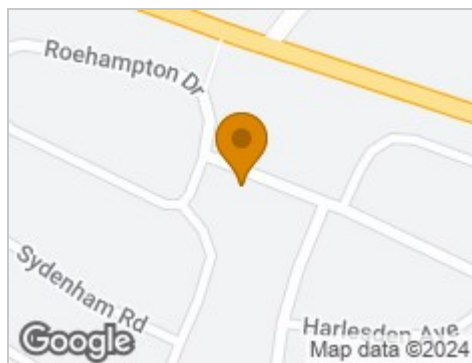
With panelled bath, pedestal sink and W.C.

Outside

With a blocked paved driveway offering off road parking, single garage and side gate access to the rear of the property. The rear garden has a block paved patio area, decked seating area, raised flower beds, garden shed and fenced boundaries.



Road Map



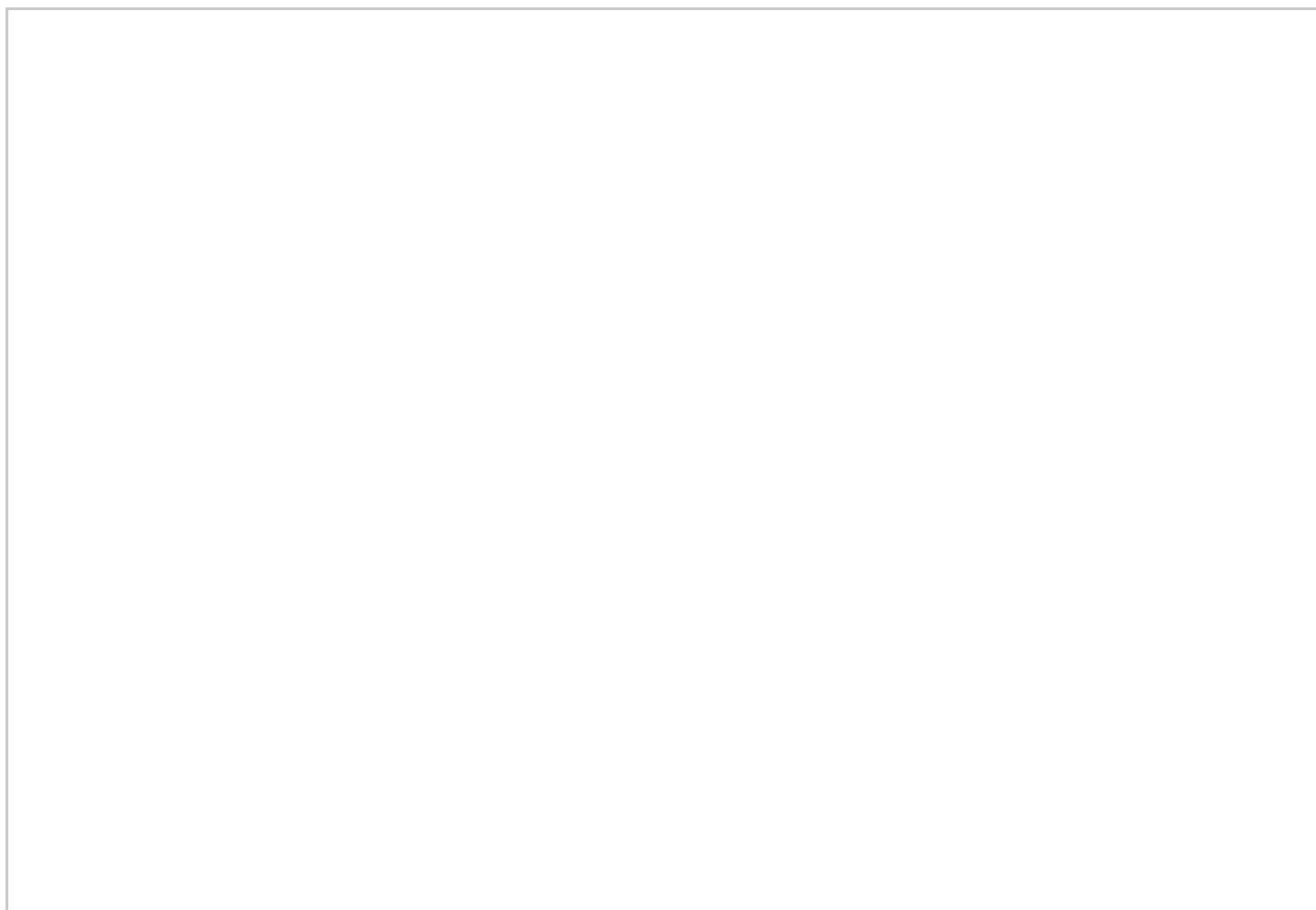
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

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