



£235,000

Long Wood Close, Loscoe DE75 7WR

| 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
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Step Inside

Key Features

- Modern Three Bedroom Property
- Garage & Driveway Parking
- Kitchen Diner
- Ideal For Access to Derby
- Perfect First Home
- Ideal For Young Families
- NHBC Guarantee remaining

Property Description

Derbyshire Properties are delighted to offer 'For Sale' this immaculately presented modern three bedroom home on popular residential estate. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this immaculately presented modern three bedroom home on popular residential estate. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Lounge and Kitchen Diner to the ground floor with three Bedrooms and family Bathroom to the first floor.

Externally, the property offers block paved driveway parking for two vehicles to the front/side elevation alongside front lawn. Garage is accessed via up and over door and comes with the benefit of light, power and ample apex storage. The rear enclosed garden is a wonderful space with entertaining patio and sizeable lawn which forms the ideal area to host or relax. Timber fencing secures the space making it ideal for those with pets and/or young children.

Entrance Hall

Accessed via composite door to front elevation with double glazed window to side elevation, carpeted flooring and mini wall mounted radiator. Doorways to;

WC

Lounge

With double glazed window to front elevation, two wall mounted radiators and carpeted flooring. Decorative panelling features to the walls.

Dining Kitchen

A fabulous space to relax or entertain. The kitchen itself features a range of base cupboards and eye level units with complimentary wood effect worktops over and a range of fitted appliances including; Oven, gas hob with accompanying extractor hood, fitted dishwasher and inset one and a half bowl sink beneath double glazed window overlooking garden. Tiled splashbacks covers the workspace whilst wood effect flooring extends to the dining area where wall mounted radiator, fitted storage/pantry cupboard and double glazed French doors opening onto patio are located.

Landing

With double glazed window to side elevation, carpeted flooring and mini wall mounted radiator.

Bedroom One

With two double glazed windows to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobes with mirrored sliding doors provides a wealth of storage capacity.

Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

With double glazed window to front elevation, wall mounted radiator and carpeted flooring

Bathroom

A stylish three piece suite including; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Stunning mirror with backlight, wall mounted heated towel rail, ceiling fitted extractor unit wood effect flooring complete the space.

Outside

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Council Tax

We understand that the property currently falls within council tax band B, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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