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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

15 Derwent Drive

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£600,000





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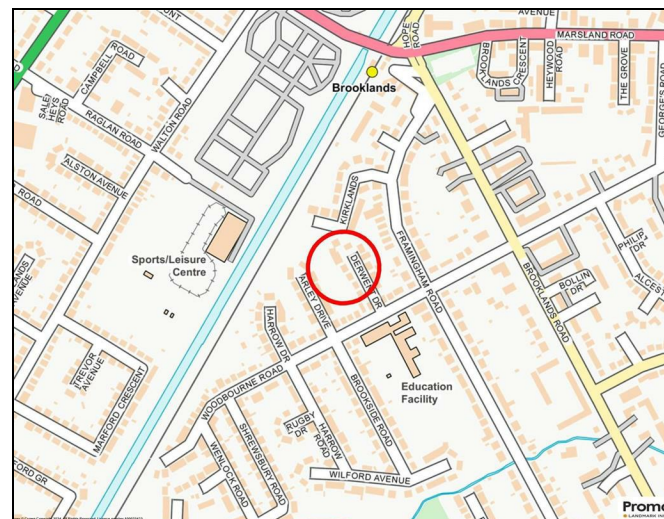
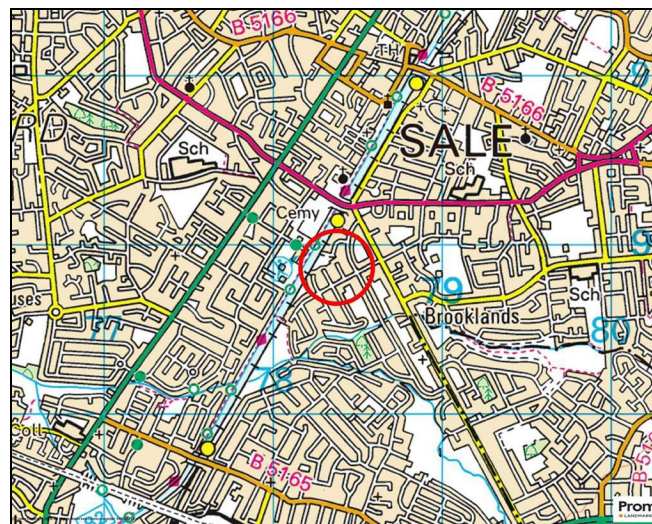
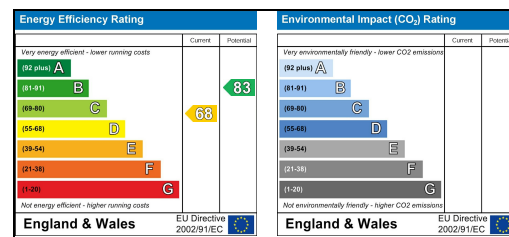


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

AN IMPRESSIVE, COMPREHENSIVELY EXTENDED, THREE DOUBLE BEDROOMED SEMI DETACHED WHICH HAS AN EXCELLENT SIZED REAR GARDEN. VERY POPULAR CUL DE SAC OPPOSITE BROOKLANDS PRIMARY SCHOOL. TWO STOREY REAR AND SIDE EXTENSIONS.

Hall. Cloaks. WC. Sitting Room. 23' Lounge. 26' Breakfast Kitchen. Utility. Three Double Bedrooms. Large Bathroom. Ample driveway parking. Superb rear Garden.

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AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

An impressive, comprehensively extended and upgraded, Three Double Bedroomed Semi-Detached which enjoys excellent Family Accommodation.

The location is very desirable, just off Woodbourne Road, on this small cul de sac opposite Brooklands Primary School and within an easy reach of the Metrolink at Brooklands.

The property has been transformed with a large two storey side and rear extension creating perfect family living space.

Internally, the property has neutral re-decoration and modern Kitchen and Bathroom fittings.

In addition to the accommodation, there is ample driveway parking and an excellent sized rear garden.

An internal viewing will reveal:

Hallway, having an opaque, uPVC double glazed front door. Staircase rises to the first floor. Doors opening to the Cloaks/WC, Sitting room, Lounge and Breakfast Kitchen.

Cloaks area with uPVC double glazed window to the front. Door to the WC.

Sitting Room, a well proportioned reception room having a uPVC angled bay window to the front. Period style fire surround to the chimney breast.

Lounge. A superb extended reception room having a part vaulted ceiling with two skylight Velux windows. There is a set of uPVC double glazed French doors opening to the garden. Attractive fireplace feature to the chimney breast.

Breakfast Kitchen. A wonderful large 26' Kitchen with plenty of space for a table. The room has a part vaulted ceiling three skylight Velux windows. There is then a set of uPVC double glazed French doors opening to the gardens. The Kitchen itself is fitted with an extensive range of white gloss finish handle less base and eye-level units with polished granite worktops over and inset, one and a half bowl, steel sink unit with mixer tap. Built-in twin stainless steel fronted electric ovens. Five ring gas hob. Integrated larder fridge, freezer and dishwasher. Door to the utility room.

Utility room, having base and eye level units with worktops over. Wall mounted gas central heating boiler. UPVC double glazed door opens to the side. Space and plumbing for a washing machine.

First Floor Landing, having a uPVC double glazed window to the side. Doors then open to the Three Double Bedrooms and Bathroom.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed, angled bay window to the front elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bedroom Three, having a uPVC double glazed window to the rear elevation.

A large Bathroom, fitted with a contemporary white suite, comprising of: freestanding double-ended

bath with floor mounted mixer tap, separate, large wet room style walk-in shower with thermostatic shower, enclosed cistern WC, sink unit. Wall-mounted, heated, polished chrome towel rail radiator. Two opaque, uPVC double glazed windows to the front elevation.

Outside the property has ample parking on a block paved driveway. There is a gate at the side leading to the rear garden.

The garden is of an excellent size and very private. There is a patio area leading onto the main area of artificial lawn with established shrubs.

Always a popular place to live!

- FREEHOLD

Approx Gross Floor Area = 1397.3 Sq. Feet
= 129.53 Sq. Metres

