



Woodgate Drive, Derby, Derbyshire

Stunning 4-Bedroom Detached Property | NHBC Warranty | No Upward Chain | Wired sound system, Bluetooth enabled | High Specification | Master Bedroom En-suite with separate Bath/Shower Room | Upgraded Kitchen | Spacious Double Garage | CCTV System and Security Alarm | Low Maintenance Private Gardens

Asking Price: **£375,000 (Offers Over)**

kw **KW DERBY**

Woodgate Drive, Derby, Derbyshire

DESCRIPTION

Keller Williams are proud to present this magnificent 4-bedroom detached property in the ever-popular suburb of Chellaston in Derby. Designed with both elegance and functionality in mind, this exceptional property offers the perfect blend of style, comfort, and ample space for the modern family. From the moment you step foot inside, prepare to be enchanted by its impeccable craftsmanship and a wealth of desirable features that cater to the needs and desires of modern living. With every detail carefully considered, this remarkable residence is poised to captivate and impress even the most discerning buyer. A superior and magnificent 4-bedroom detached residence in the highly desirable location of Chellaston in Derby. Exceptionally well maintained and benefiting from a NHBC warranty cover. On completion, this superb, extremely high-specification, spacious Home will briefly comprise: - **GROUND FLOOR:** Entrance to the property is via a tarmac driveway, with decorative slabs and feature stones. A UPVC door with chrome furniture and spyhole leads to a spacious Hallway, Cloak/WC, Lounge, superb open-plan Living Dining Kitchen, and Utility Room. **FIRST FLOOR:** Landing, three Double Bedrooms (Master with en-suite) and one Single Bedroom currently being used as a walk-in wardrobe accessed from the master-bedroom, Family Bathroom, **OUTSIDE,** Detached Double Garage with power, landscaped front and rear gardens, electric car charging point. Accommodation - Having the benefit of gas central heating, UPVC double glazing, security alarm, CCTV covering all 4 aspects and internal blue-tooth/Alexa enabled sound system. The property is currently connected to Virgin cable but also has an installed satellite dish.



Entrance Hall

With laminate flooring and access to storage cupboard housing the main fuse box

Cloakroom

Housing a 2-piece white suite and extractor fan.

Lounge

6.40m x 3.6m (21'0" x 11'10")

Recessed cinema system (wide screen TV and soundbar), fitted high-specification flame-effect electric fire, UPVC double glazed windows, carpet, radiators, and wall thermostat.

Utility Room

1.95m x 1.85m (6'5" x 6'1")

Worktop with unit and sink with mixer tap over. Plumbing and power points for washing machine and drier. Combination boiler and under-stairs storage cupboard. Radiator, quality hardwood laminate flooring with UPVC rear door leading to side of property.

Kitchen

6.40m x 3.59m (21'0" x 11'9")

Fitted with a range of superb, highly-quality kitchen units. Island unit with a range of integral draws and cupboards. Integrated fridge/freezer and dishwasher. High-level double oven and gas hob. 1.5 sink with mixer tap over. Ceiling spotlights. Space for dining table/chairs or sofa. Wall mounted TV with TV point, wired/Bluetooth speaker. Quality hardwood laminate flooring. Radiators, UPVC windows and patio doors leading to private enclosed rear garden.

Landing

Stairs with low-level lighting leading to the first floor landing. Carpeted, radiator, storage cupboard, power point, access to loft space (part-boarded), UPVC double glazed window, wired/Bluetooth speaker.

Bedroom

3.85m x 3.68m (12'8" x 12'1")

Having UPVC window to front aspect, carpet, fitted wardrobe, radiator, room thermostat, TV point and wall mounted TV. Door to en-suite, sliding door to walk-in wardrobe (converted from bedroom 4).

En-Suite

2.55m x 1.60m (8'4" x 5'3")

Comprises of a toilet and wash basin in white, Full tiled 1.5 shower enclosure with thermostatic shower mixer. Wall mounted chrome towel radiator, shaver point, ceiling extractor, tiled floor, UPVC window.

Bedroom

3.66m x 3.54m (12'0" x 11'7")

Carpet, 2x UPVC windows, 3x double power points, radiator and ceiling light.

Bedroom

3.54m x 2.67m (11'7" x 8'9")

Carpet, UPVC window, 3x double power points, radiator, built-in wardrobe, ceiling light fitting.

Bedroom

2.70m x 2.47m (8'10" x 8'1" internal dim's not inclusive of fitted wardrobes)

Accessed from the master bedroom, converted to a walk-in wardrobe with fitted units, carpeted, radiator, spotlights and UPVC double glazed window. Door/access from landing is still in place to facilitate easy conversion back to a bedroom.

Bathroom

2.55m x 1.94m (8'4" x 6'4")

3-piece suite in white comprises of a toilet, sink and full-size bath with thermostatic mixer shower over and shower screen. Combination of decorative mosaic effect and gradient tiles to wall. Cupboard housing hot water cylinder with opportunity for additional storage. Ceiling spotlights.

Garage

5.3m x 5.2m (17'5" x 17'1")

Having twin up-and-over doors to the front, internal power and lighting with dedicated fuse box, UPVC window, storage option within the garage apex roof space. Outside light above garage doors. Driveway provides off-road parking for up to 3 cars.

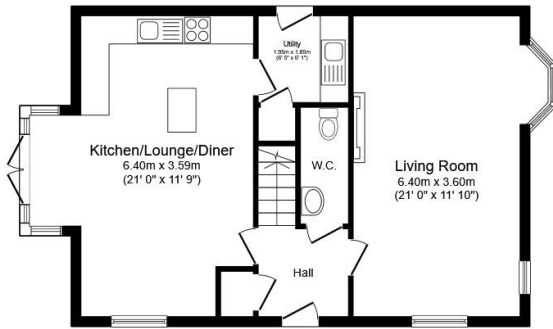
Outdoor Space

Landscaped front and rear gardens. The front of the property has a tarmac driveway leading to the garage with fencing and a gate leading to the rear garden. The front of the property is laid to lawn with an established hedge border. Gas and electric meters are situated along the front of the property with a security alarm at roof height and 4x CCTV cameras recording all aspects. An electric car charging point is also included. The rear of the property benefits from private decorative patio with a raised low-maintenance garden laid with AstroTurf. Access to the side of the property which leads to a UPVC potting shed.

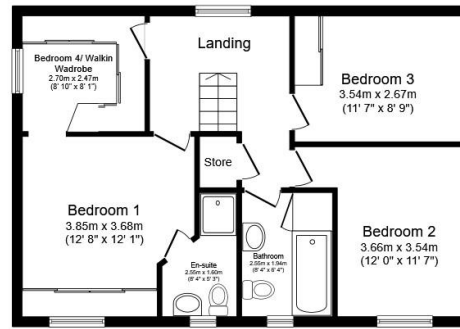


Energy Performance Certificate

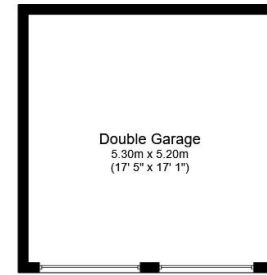
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Ground Floor



First Floor



Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total floor area 151.3 sq.m. (1,628 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



07742421988



KW Move Ltd, 27 Old Gloucester Street, Holborn, London, WC1N 3AX

adhirchristi@kwuk.com



OPENING HOURS

None