



Windmill Close, Derby, Derbyshire

Well-maintained Detached Property | Integral Garage converted to Office/Snug/Additional Bedroom | Master Bedroom En-Suite with Double size Shower | Pet-Friendly Security Alarm | Low Maintenance Private Gardens | Excellent transport links

Asking Price: **£270,000 (Offers Over)**

KELLER WILLIAMS
DERBY



Windmill Close, Derby, Derbyshire

DESCRIPTION

Keller Williams Derby are proud to present this excellent 3-bedroom detached property with gas central heating and UPVC double glazed windows throughout, located in the ever-popular suburb of Boulton Moor in Derby. This well-maintained and tastefully decorated property boasts the perfect blend of style, functionality, comfort, and has ample space for the modern family. The integral garage has been converted into a spacious office/snug which could easily be utilised as a fourth bedroom if desired. Excellent public transport links, easy reach of A50 and M1 plus East Midlands Airport.



Entrance Hall

Laminate floor, radiator, alarm sensor plus smoke alarm.

Lounge

4.10m x 3.60m (13'5 ft x 11'10 ft)

Large UPVC window to front, radiator, laminate flooring, electric fire with marble surround, fibre internet, understairs storage cupboard.

Lounge

3.30m x 2.40m (10'10 ft x 7'10)

The integral garage has been converted into a spacious office/snug. Carpet, radiator, alarm control panel and master fuse box/consumer unit, UPVC window to front aspect. Option to become bedroom 4.

Kitchen

5.30m x 2.80m (17'5ft x 9'2 ft)

Fitted with a range of quality kitchen units in white with hardwood effect worktops. UPVC window overlooking the garden, sink with mixer tap, induction hob, built-in double electric oven and microwave oven, space for free-standing washer, dishwasher and upright fridge/freezer. Decorative stone flags to the floor. Radiator and side door to the garden. Kitchen shelving adjacent to the patio door leading to the rear garden.

Utility Room

2.40m x 1.50m (7'10 ft x 4'11 ft)

Housing a Worcester Combi-Boiler, wall units, space for tumble drier and additional fridge or freezer, ample storage.

Cloakroom

Low-level toilet in white. Sink with chrome mixer tap over cupboard, radiator and UPVC window. Decorative tiling to walls.

Bedroom

4.00m x 2.60m (13'1 ft x 8'6 ft)

Having UPVC window to rear aspect, carpet, radiator, TV point, door to en-suite, space for free-standing wardrobe.

En-Suite

2.60m x 1.40m (8'6ft x 4.7ft)

Comprising low-level WC, decorative wash hand basin in white with feature mixer tap sitting on worktop with unit under. Decoratively tiled twin-sized shower, tiled floor, ceiling extractor, UPVC window, wall mirror.

Bedroom

4.10m x 2.70m (13'5ft x 8.10ft)

2x UPVC windows to front aspect, carpeted, fitted wardrobe with hanging space and shelving, radiator and large cupboard.

Bedroom

3.00m x 2.00m (9'10ft x 6.7ft)

Carpet, UPVC window, radiator, phone point.

Bathroom

2.00m x 1.70m (6'7ft x 5.7ft)

3-piece suite in white consisting of low-level WC, wide sink over unit and full-size panelled bath with thermostatic mixer shower over and shower screen. Combination of white and decorative mosaic effect tiles to wall. Radiator, UPVC window, shaver point and extractor fan.

Landing

The landing is carpeted, has a radiator and good sized storage cupboard. There is access to the loft via a ladder.

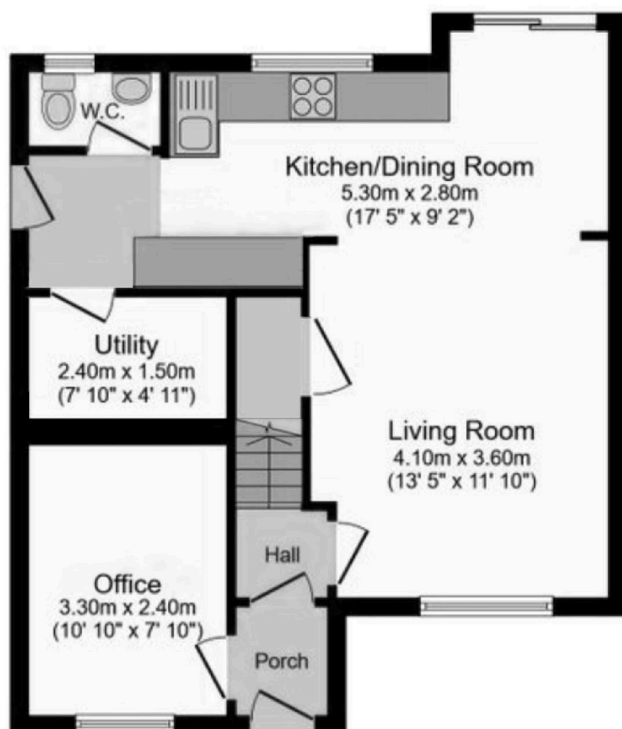
Loft

Part-boarded with light.

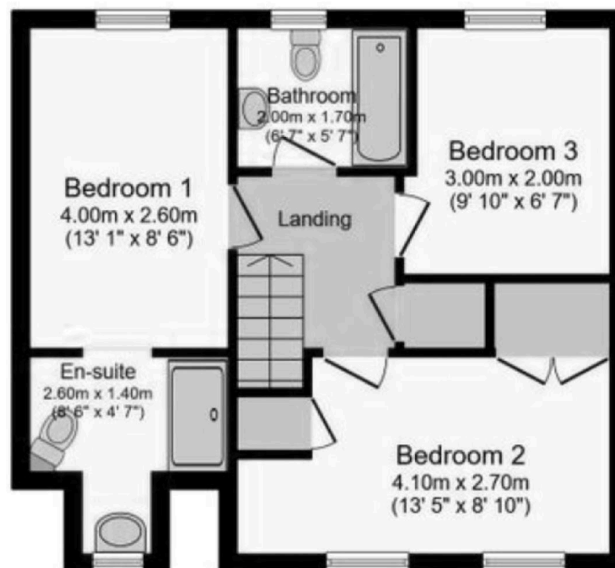
Outdoor Space

The front of the property has a decorative stone paving driveway. There is ample parking space with the property borders being fully fenced and secure. A path to the property gives access to the rear garden. There is a camera doorbell, outside lighting and a separate post-box. The rear of the property is fully fenced and benefits from a private decorative patio. This leads to a walled, raised low-maintenance garden laid to grass. The garden has mature borders with shrubs and has the added attraction of a shed and pizza oven. There is outside lighting, electric points, and an outside tap.





Ground Floor



First Floor

Total floor area 94.1 sq.m. (1,013 sq.ft.) approx

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	83
(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	

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.

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