

# Brackensdale Avenue

Mackworth, Derby, DE22 4AF

John   
German





# Brackensdale Avenue

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£350,000

Set in an elevated position on a generous corner plot, this lovely family home is a great buy with an excellent layout, mature gardens and a double garage with double driveway and also offers superb potential to extend with planning permission granted.

Great location with excellent transport links via A38/A52 and A50, wide range of local amenities including shops, schools and local parks. Accessible for Derby University and Derby City Centre.

Entrance to the property is via a spacious entrance hall with stairs rising to the first floor, a glazed rear entrance door and doors leading off to the ground floor accommodation including a ground floor shower room fitted with a corner shower enclosure, pedestal wash basin, low flush WC and chrome heated towel rail.

The main sitting room features a bay window overlooking the front elevation whilst the dining room sits to the rear with French doors opening onto the rear patio.

The kitchen sits in an extension to the side of the property with double aspect windows, fitted with an extensive range of base and eye level units with roll edge worksurfaces, inset one and a half bowl sink unit with mixer tap, tiled splashbacks and space for appliances.

On the first floor, stairs lead to a spacious landing with a feature stained glass window to the side and doors leading off to two excellent double bedrooms and a third single bedroom.

The family bathroom is fitted with a panelled bath with an electric shower over and tiled splashback, low flush WC, pedestal wash basin, chrome heated towel rail, window to the rear and built-in cupboard housing a combination boiler.

Outside, the property is in an elevated position on a generous corner plot with wrap around retaining wall and a beech hedge. There is plenty of the space along the side of the property for further extension (see planning permission) and gated access to the rear.

A paved patio wraps around the rear of the house with a brick outhouse to one side. Steps lead down to a generous lawned garden with herbaceous borders and specimen trees including abundant apple trees whilst a second gate opens out onto the driveway.

Double side by side parking spaces sit in front of a very generous double garage with twin vehicular doors and a courtesy door opening into the garden.

Planning permission granted for a two storey and single storey extension details available on the Derby City Council planning portal ref: 23/00164/FUL

**Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas. (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band C

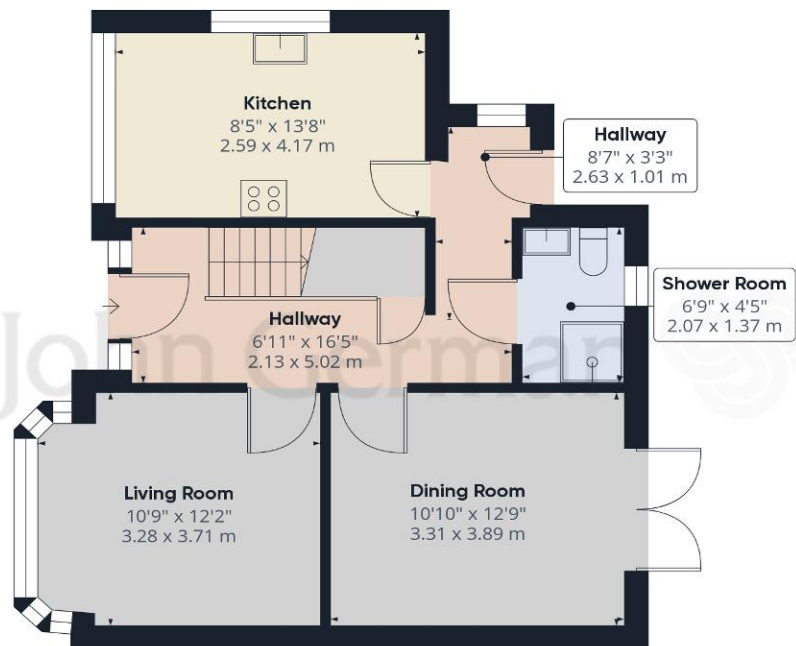
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/24102024

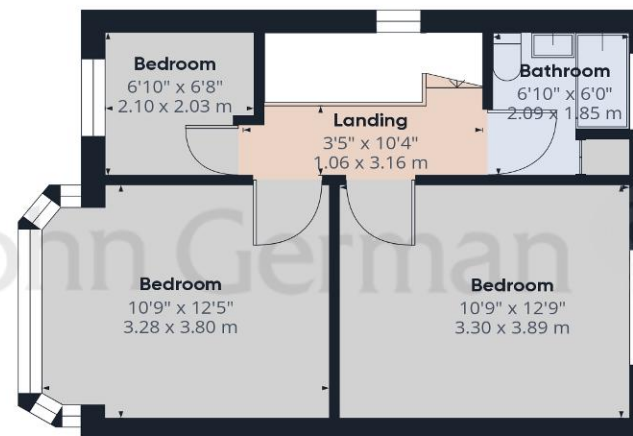
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1431.28 ft<sup>2</sup>

132.97 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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