



Collingham Gardens, Derby DE22 4FS

welcome to

Collingham Gardens, Derby

A beautifully presented, spacious, two bedroom semi detached home in the heart of Mackworth, featuring an impressive rear garden, modern shower room, generous bedrooms, and a charming dining kitchen and utility. With a driveway and excellent outdoor space with patio, lawn, greenhouse and sheds.



Entrance Hall

A welcoming space with wood-style flooring, space for coats and shoes, and stairs rising to the first floor.

Lounge

14' 9" x 11' 7" (4.50m x 3.53m)

A bright and comfortable lounge positioned at the front of the property, featuring a generous window that allows natural light to fill the room. Ample space for seating and media arrangements.

Kitchen Diner

14' 11" x 9' 5" (4.55m x 2.87m)

A charming and well-appointed kitchen with wooden worktops, shaker-style cabinets, tiled splashbacks, and room for a dining table. The standout feature is the impressive range-style cooker, perfect for cooking enthusiasts. Rear-facing window with views over the garden.

Utility Room

9' 3" x 4' 5" (2.82m x 1.35m)

A highly practical space ideal for laundry appliances, additional storage, or pantry use. Direct access to the rear garden.

Bedroom One

14' 8" x 9' 11" (4.47m x 3.02m)

A generously sized double bedroom with a large window, carpeted flooring, and space for wardrobes and freestanding furniture.

Bedroom Two

11' 7" x 11' 6" (3.53m x 3.51m)

Another excellent-sized double bedroom overlooking the rear garden. Ideal as a guest room, second bedroom, or home office.

Shower Room

8' 2" x 5' 5" (2.49m x 1.65m)

A stylishly renovated shower room featuring a walk-in shower with patterned privacy glass, contemporary tiling, a modern vanity unit with storage, and WC.

Outside

To the front is a block-paved driveway providing off-road parking for multiple vehicles. Side access leads to the real standout feature of the property - a large, private, and beautifully arranged garden. Perfect for gardening enthusiasts and families alike, with the added benefit of two garden sheds for plenty of outdoor storage.



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welcome to

Collingham Gardens, Derby

- IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS, AND FAMILIES ALIKE
- POPULAR RESIDENTIAL AREA CLOSE TO AMENITIES AND TRAVEL LINKS
- BLOCK-PAVED DRIVEWAY FOR OFF-ROAD PARKING
- EXTENSIVE REAR GARDEN WITH PATIO, LAWN, GREENHOUSE, AND SHEDS
- LARGE LOUNGE AND CHARMING DINING KITCHEN WITH UTILITY ROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£189,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109486 - 0004

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