



**ABODE**  
SALES & LETTINGS



\*\*\*\* DECEPTIVE AND IMPRESSIVE EXTENDED 5 BEDROOM FAMILY HOME \*\*\*\* Much improved and well maintained by the current owners this corner plot property offers an entrance hall, guest cloakroom, lounge, dining room and family room, and a solid wood fitted kitchen. The first floor offers four good size bedrooms, bathroom and a shower/wet-room. The second floor offers the fifth bedroom. Ample parking and an enclosed garden. Ideal for Ridgeway Infants School, Gayton Junior School and St Georges Primary and secondary catchment is Derby Moor Spencer. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



## HALL

Entrance door into the hall with stairs to the first floor, radiator, under stairs storage cupboard, laminated wood flooring and doors to -

## CLOAKROOM

Low flush wc, wash hand basin.

## LOUNGE

Feature living flame, coal effect gas fire with cast iron inset and a wood surround. Radiator and upvc double glazed bay window to the front.

## FAMILY ROOM

Feature cast iron fireplace with wood surround, radiator and upvc double glazed window to the rear.

## DINING ROOM

Wood effect flooring, radiator, laminated wood flooring, upvc double glazed window to the front and upvc double glazed doors onto the side garden.

## KITCHEN

Solid wood fitted kitchen with wall mounted, base and drawer units and granite work surfaces. Sink unit, space for a cooker and fitted extractor hood, space for a fridge freezer, space for a dishwasher laminated wood flooring, radiator and upvc double glazed window.

## FIRST FLOOR LANDING

Radiator, door to the stairs leading to the converted loft bedroom and doors to -



## BEDROOM 1

Upvc double glazed window to the front and a radiator.

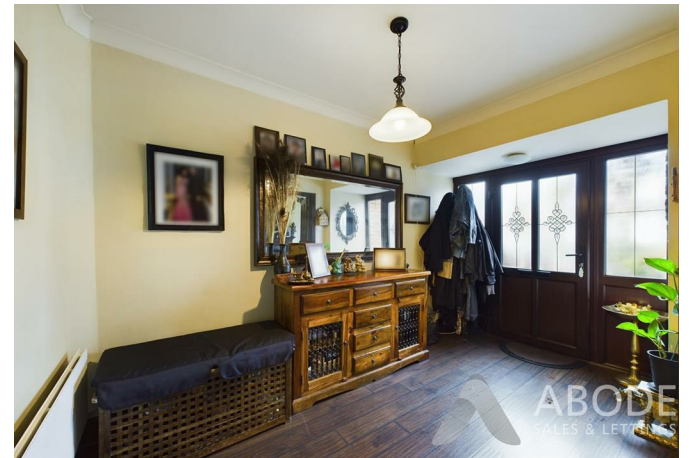
## BEDROOM 2

Upvc double glazed window and a radiator.

## BEDROOM 3

Upvc double glazed window and a radiator.







#### BEDROOM 4

Upvc double glazed window and a radiator.

#### BATHROOM

Panel enclosed bath, wash hand basin, low flush wc, radiator, upvc double glazed window, half wood panelled walls and airing cupboard.

#### WET-ROOM/SHOWER

Fully tiled, ladder style radiator, rainfall and hand held shower.

#### SECOND FLOOR

#### BEDROOM 5

Eaves storage, radiator and two velux windows.

#### OUTSIDE

Ample parking to the front with gated access to the side and rear gardens, garden shed.

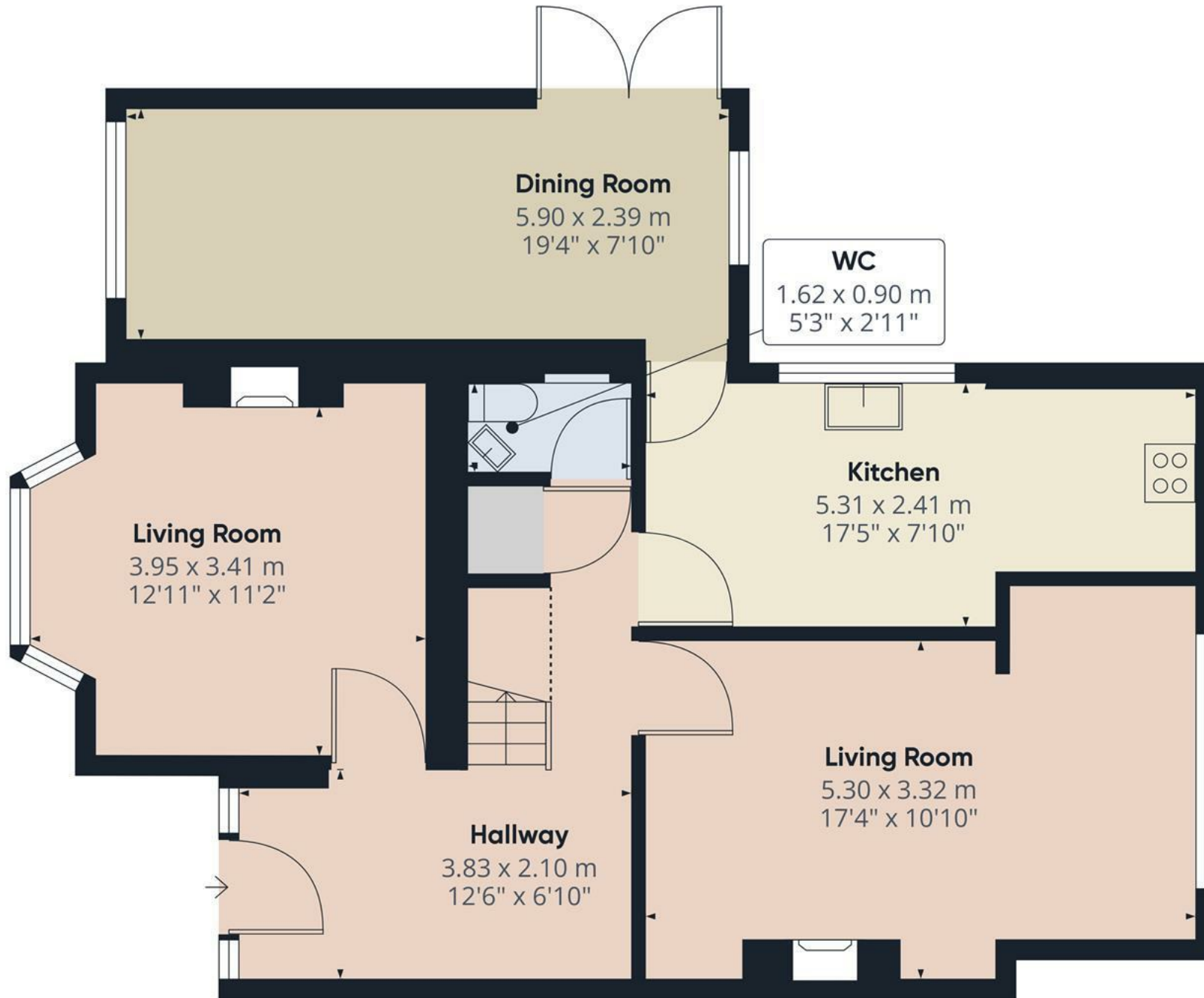












Floor 0

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

71.16 m<sup>2</sup>  
765.96 ft<sup>2</sup>

**Reduced headroom**

1.29 m<sup>2</sup>  
13.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

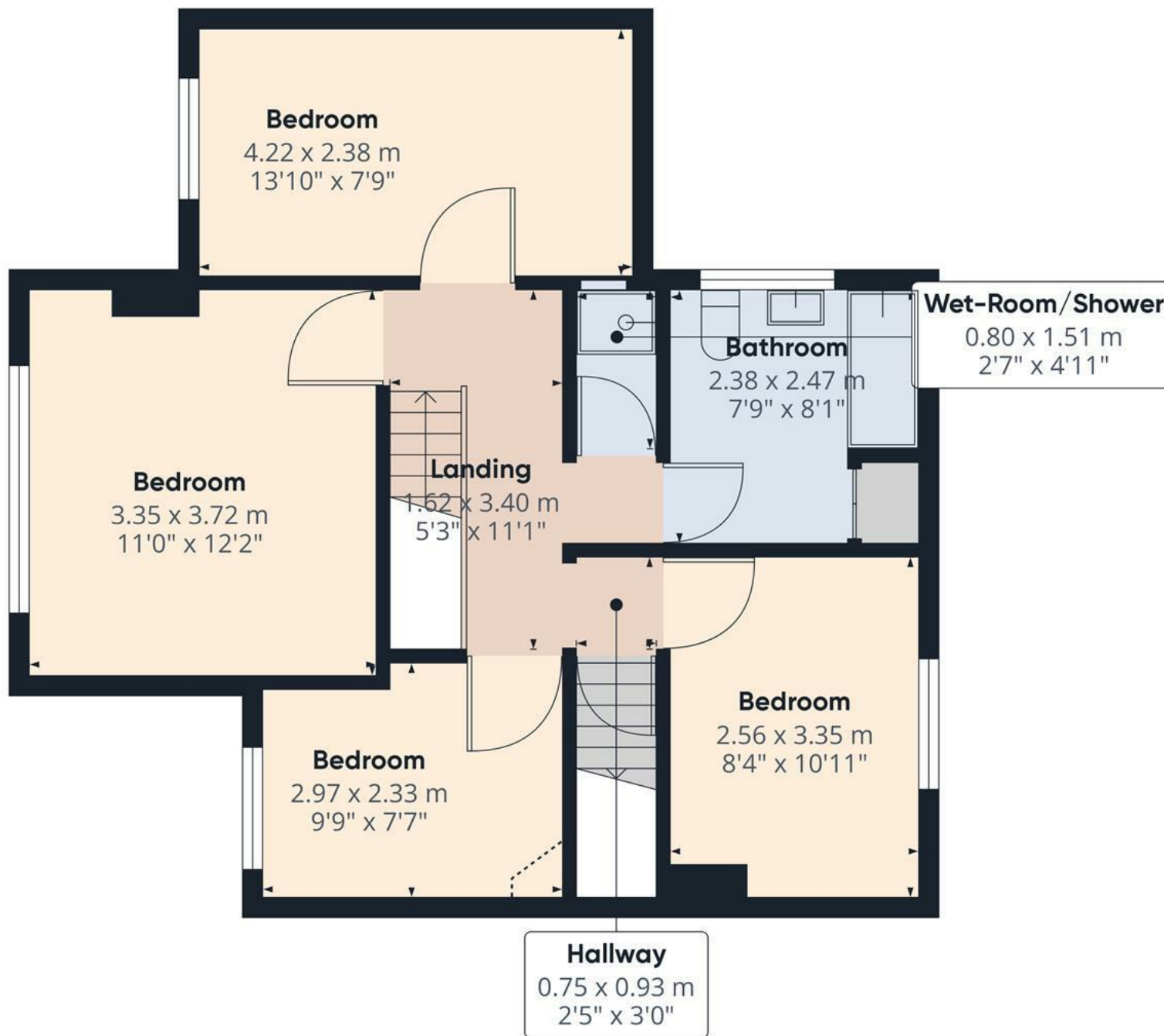
**Reduced headroom**

..... Below 1.5 m/5 ft

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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Floor 1

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

51.15 m<sup>2</sup>  
550.57 ft<sup>2</sup>

**Reduced headroom**

0.17 m<sup>2</sup>  
1.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

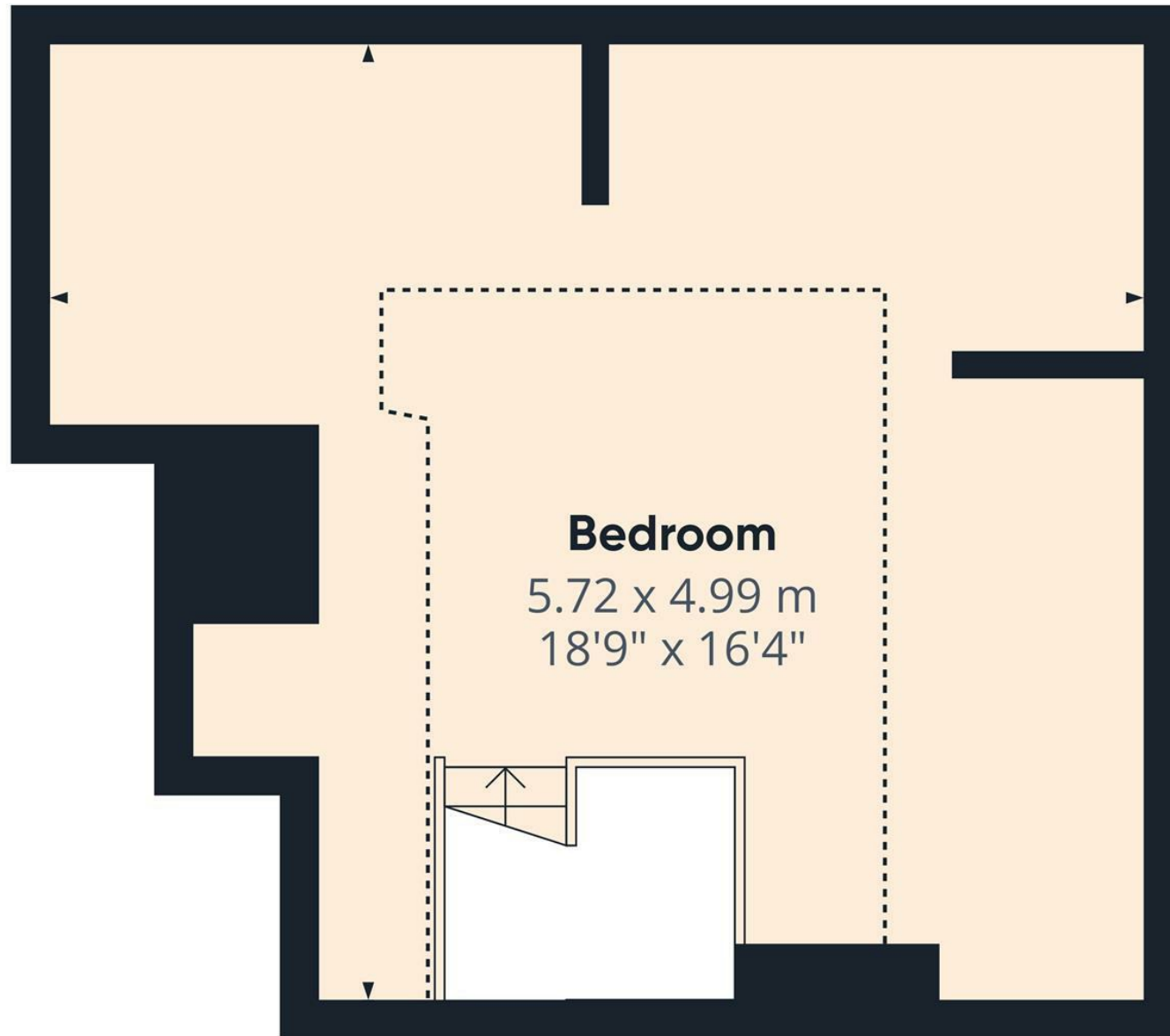
**Reduced headroom**

..... Below 1.5 m/5 ft

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Floor 2

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

22.79 m<sup>2</sup>  
245.31 ft<sup>2</sup>

**Reduced headroom**

15.82 m<sup>2</sup>  
170.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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