

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 9 Westfield Grove Off Trowells Lane, Derby, DE22 3SG



**Substantial four bedroom executive detached residence in a peaceful cul-de-sac location in Derby, benefitting from a new central heating boiler and cavity wall insulation - three reception rooms, plus**

- Substantial four bedroom executive detached residence • Enjoys peaceful cul-de-sac location • Within easy reach of enviable local facilities • An ideal family home • Entrance hall, cloakroom • Second sitting room and Formal lounge • Separate dining room • Breakfast kitchen leading to conservatory • Utility room • Principal bedroom with fitted wardrobes and en-suite shower room • Bedrooms two and three with Jack and Jill en-suite • Fourth bedroom and Family bathroom • Private garden and Double garage
- **VIEWING ESSENTIAL** •

**Offers over £349,995**



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720  
derby@scargillmann.co.uk www.scargillmann.co.uk



## GENERAL INFORMATION

Occupying a pleasant position within this peaceful cul-de-sac locality and enjoying the benefits of gas central heating and double glazing, this large individually designed four bedroom detached executive home, an ideal family property.

The property is constructed of brick and tile and provides easy to manage accommodation with the benefit of full gas central heating, double glazing and cavity wall insulation. A recommended internal inspection will reveal entrance hall with ground floor cloakroom, a good sized second sitting room or home office, a formal lounge to the rear with feature fireplace and a good sized dining room. There is a well appointed recently fitted breakfast kitchen with an adjacent utility room and direct access to a delightful conservatory, taking views over the garden.

To the first floor off a good sized landing access is gained to the principal bedroom which enjoys a range of fitted wardrobes and a chest of drawers, and has an en-suite shower room. There are two bedrooms which share a Jack and Jill style en-suite shower room, a fourth bedroom and a family bathroom. Outside the property is provided with an easy to manage very private garden with patio and raised lawns, ample car standing space to the front and attached double garage.

The sale provides a good opportunity to acquire a sensibly priced detached residence in this highly favoured location with ease of access to ample facilities. An ideal family home.

## LOCATION

The property is situated off the popular Uttoxeter Road, and has swift access to enviable local shopping facilities. The property is within walking distance of the town centre and the Derby ring road, and a short distance from the Royal Derby Hospital.

## ACCOMMODATION

### **ON THE GROUND FLOOR**

#### **ENTRANCE HALL**

With stairs to the first floor off. Central heating radiator. Understairs storage cupboard. Laminated floor covering.

#### **CLOAKROOM**

With low level wc, wash hand basin, tiled floor, central heating radiator.

#### **SECOND SITTING ROOM 4.98m x 4.28m (16'4" x 14'1")**

Two double central heating radiators.

#### **DINING ROOM 3.57m x 2.91m (11'9" x 9'7")**

Central heating radiator. Double doors providing access to lounge.

#### **LOUNGE 5.14m x 3.5m (16'10" x 11'6")**

With two central heating radiators, stone feature fireplace with marble insert and hearth incorporating gas coal effect fire.

#### **KITCHEN 4.5m x 3m (14'9" x 9'10")**

Offering a quality range of fitted units with inset sink unit with mixer taps over, base cupboard beneath, a range of base cupboards and drawers with work surfaces over, tiled surrounds, complementary wall mounted cupboards. Inset gas hob with extractor hood over. Built-in oven,



space for fridge freezer. Plumbing for automatic dishwasher. Tiled floor. Breakfast bar. Door to the conservatory off. Central heating radiator. Concealed boiler providing domestic hot water and servicing the central heating system.

#### **UTILITY ROOM 2.47m x 1.5m (8'1" x 4'11")**

With tiled floor, tall food/broom cupboard, inset sink unit and base cupboard beneath, a range of wall cupboards, door to the rear off, plumbing for automatic washing machine, tumble dryer vent.

#### **CONSERVATORY 3.39m x 3.13m (11'1" x 10'3")**

With French door providing access to the rear garden. Tiled floor, Air conditioning unit providing heat and cool air.

### **ON THE FIRST FLOOR**

#### **LANDING**

With built-in airing cupboard, lagged hot water cylinder and immersion heater.

#### **BEDROOM ONE 3.78m x 3.16m (12'5" x 10'4")**

Built-in wardrobes, cupboards over, matching chest of drawers, dressing table, central heating radiator.

#### **EN-SUITE SHOWER ROOM**

With low level wc, pedestal wash hand basin, walk-in shower, tiled surrounds, power shower over, central heating radiator.

#### **BEDROOM TWO 2.34m x 2.8m (7'8" x 9'2")**

Central heating radiator. Built-in wardrobes.

#### **BEDROOM THREE 3.13m x 2.95m (10'3" x 9'8")**

Central heating radiator. Built-in wardrobes with storage cupboards over.

#### **JACK AND JILL EN-SUITE**

With low level wc, pedestal wash hand basin, shower cubicle, tiled floor, central heating radiator.

#### **BEDROOM FOUR 3m x 2.6m (9'10" x 8'6")**

Central heating radiator. Built-in wardrobes. Storage cupboard over.

#### **BATHROOM**

With low level wc, pedestal wash hand basin, panel bath with power shower over, tiled surrounds, central heating radiator, tiled floor, extractor fan.

#### **OUTSIDE & GARDENS**

Outside is an easy to manage private garden offering seclusion and privacy, laid mainly to lawns with borders and patio. Ample parking to the front.

#### **ATTACHED DOUBLE GARAGE 5m x 5m (16'5" x 16'5")**

With power and lighting, with two separate up and over doors.

#### **COUNCIL TAX BAND**

Derby City Council - Tax Band E.

#### **DIRECTIONAL NOTE**

From Derby proceed via the main Uttoxeter Road heading towards Mickleover. Opposite the turning for Bemrose School, take the turning right into Thornhill Road then take the first turning right at the new mini traffic island, then first right again into Westfield Grove. The property is situated at the head of the cul-de-sac.

#### **VIEWING**

Strictly by appointment through Scargill Mann & Co (Derby office) - DM/TS



9 Westfield Grove, Derby, DE22 3SG

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Assessments First



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

**CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

**ASHBOURNE**  
**BURTON UPON TRENT**  
**DERBY**  
**MATLOCK**  
**LETTINGS**

8 Market Place, Ashbourne, Derbyshire DE6 1ES  
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ  
 4 St. James's Street, Derby DE1 1RL  
 39 Dale Road, Matlock, Derbyshire DE4 3LT  
 4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460  
 Tel: 01283 548194  
 Tel: 01332 207720  
 Tel: 01629 584591  
 Tel: 01332 206620

ashbourne@scargillmann.co.uk  
 burton@scargillmann.co.uk  
 derby@scargillmann.co.uk  
 matlock@scargillmann.co.uk  
 lettings@scargillmann.co.uk