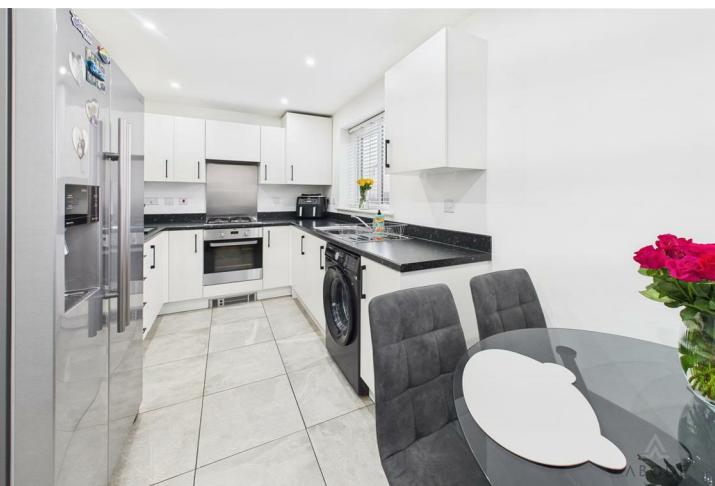


Askew Way, Woodville, Derbyshire, DE11 8FX
£240,000





**** IMMACULATE DOUBLE FRONTED SEMI DETACHED PROPERTY **** This is a beautifully presented modern home offering a hall and guest cloakroom, lounge with doors onto the garden, fitted dining kitchen with some fitted appliances. Three first floor bedrooms, en suite shower room and a bathroom. Double width drive and an enclosed garden. Internal viewing is highly recommended.



HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

LOUNGE

Two radiators, upvc double glazed window, and double doors onto the garden.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and gas hob with extractor hood, plumbing and a space for a washing machine, space for a fridge freezer, radiator and two upvc double glazed windows.



FIRST FLOOR LANDING

Airing cupboard and doors to -

BEDROOM 1

Upvc double glazed window, wardrobes and a radiator.

EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and a upvc double glazed window.

BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.

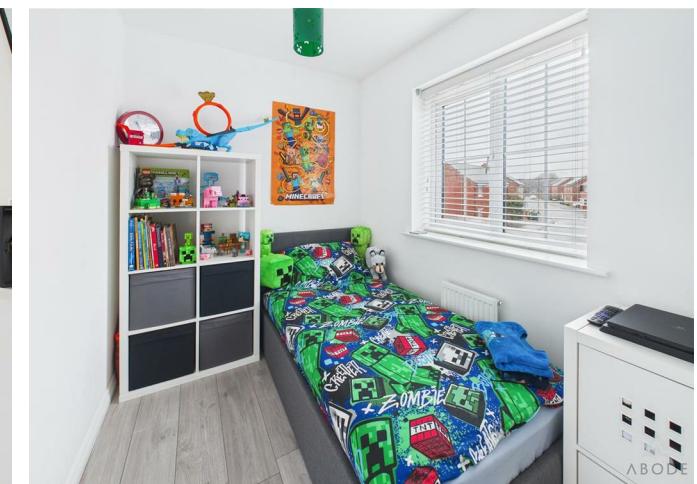
BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Front lawn and a stone area offering addition parking next to the double width drive. Gated access into the enclosed rear offering a lawn, paved patio and a garden shed.









Hallway

1.99 x 2.69 m
6'6" x 8'9"

Lounge

3.21 x 4.54 m
10'6" x 14'10"

Kitchen/Diner

2.42 x 4.51 m
7'11" x 14'9"

WC

0.91 x 1.46 m
2'11" x 4'9"



Floor 0

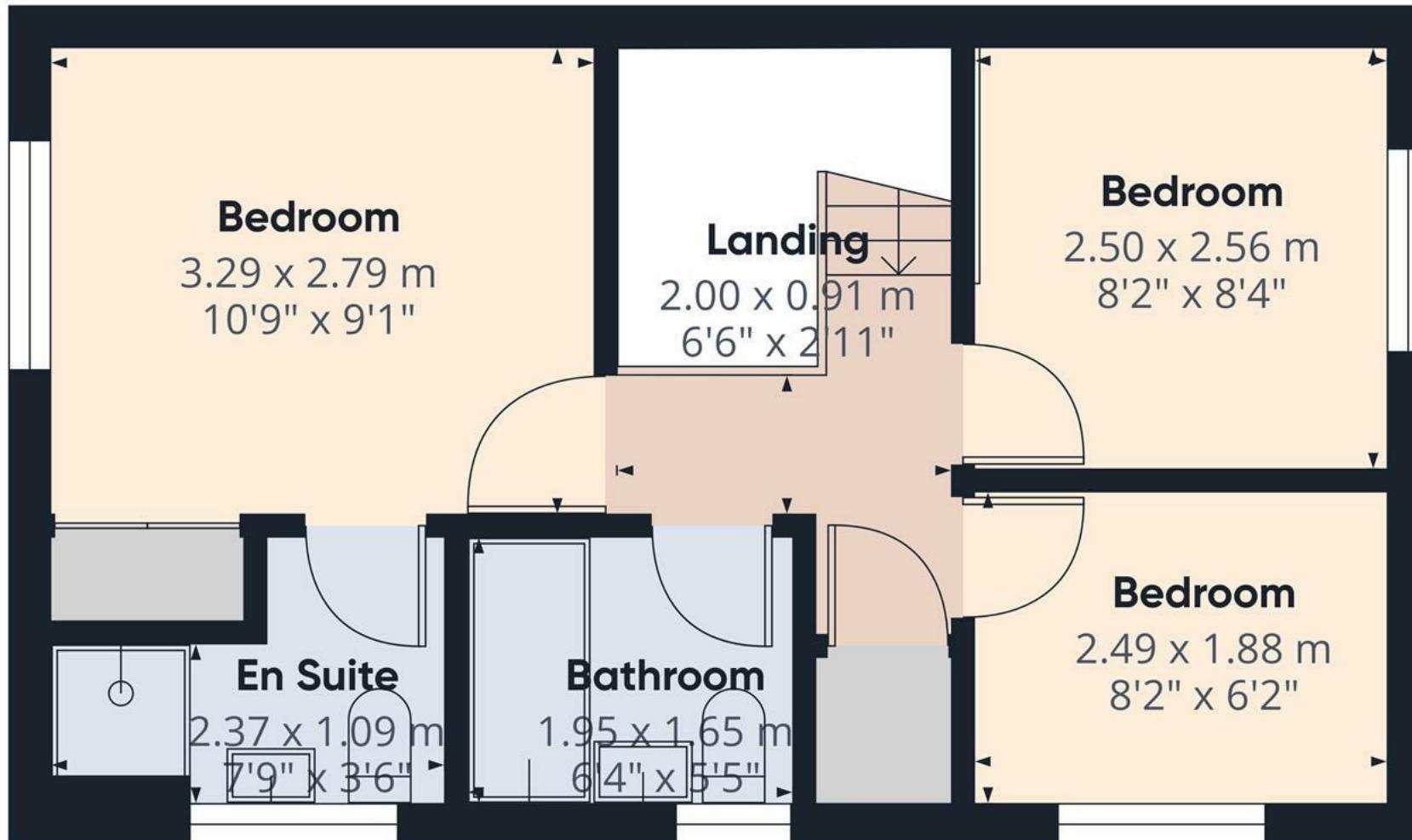
Approximate total area⁽¹⁾

34.9 m²
375 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

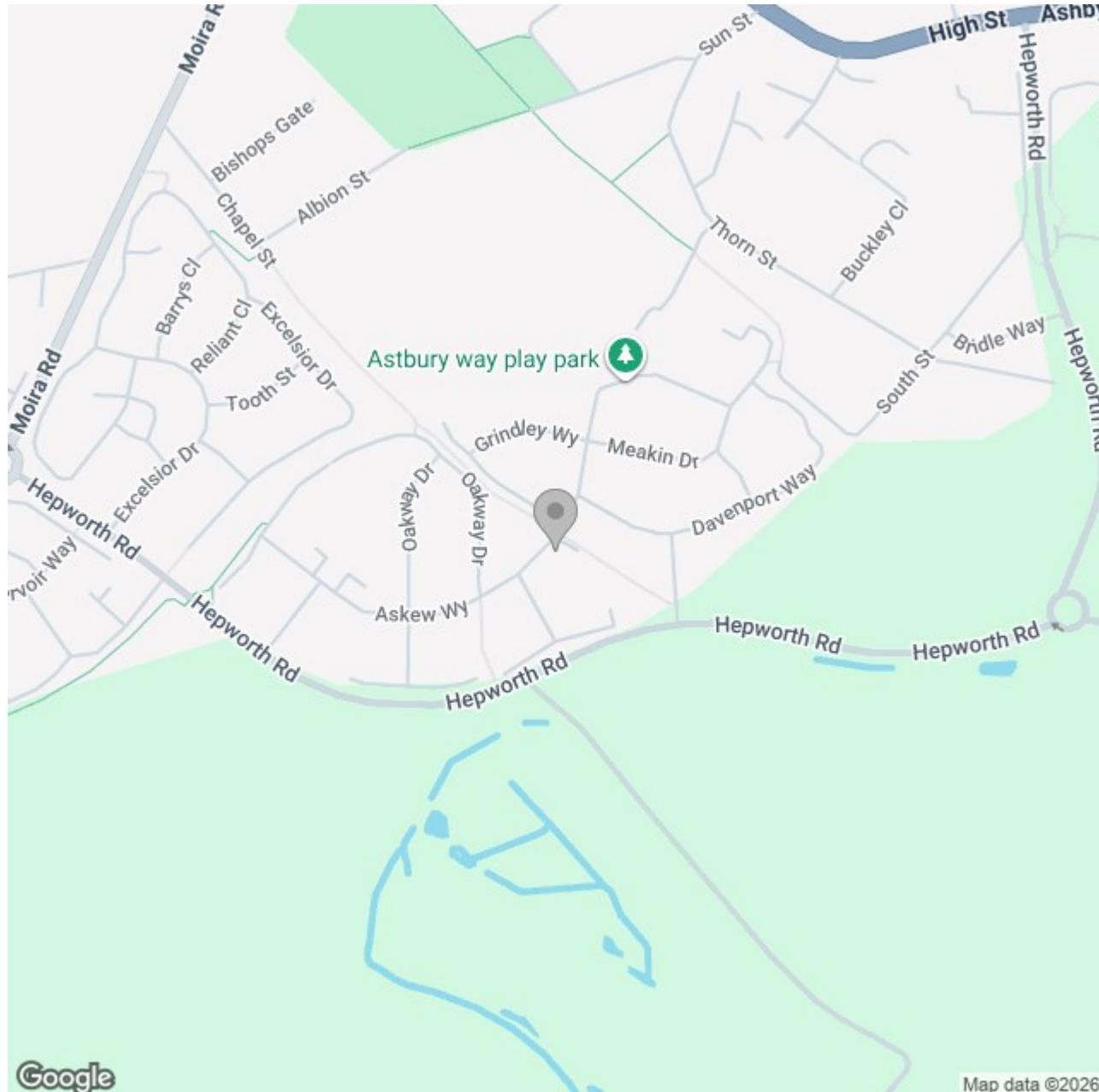
GIRAFFE360



Floor 1

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	