







Abode are delighted to offer for sale this modern and well-presented three-bedroom semi-detached townhouse, providing spacious living accommodation arranged over three floors.

Situated in the sought-after location of Mackworth, the property offers excellent access to local shops, schools, and amenities, along with superb commuter links- making it ideal for busy professionals and families alike.

The property benefits from off-road parking for two vehicles, a private enclosed rear garden, UPVC double glazing throughout, and gas central heating- ensuring comfort and efficiency all year round.

Internally, the accommodation is well laid out and briefly comprises: a welcoming entrance hallway, ground floor WC, modern kitchen, and a bright and spacious lounge/diner with access to the rear garden.

To the first floor, there are two bedrooms and a contemporary family bathroom, while the second floor is dedicated to a generous master bedroom with en suite, offering a peaceful retreat.

This superb home is perfect for first-time buyers, young families, or those looking to upsize into a versatile and modern living space.

An early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.





### Entrance Hallway

Door leading in from the front, under stairs storage cupboard, central heating radiator.

### Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integral cooker with gas hob and extractor hood above, space and plumbing for a washing machine and fridge freezer. UPVC double glazed window to the front elevation, tiled flooring and partially tiled walls, cupboard housing the boiler.

### Lounge Diner

UPVC double glazed windows to the rear elevation and patio doors leading out into the garden, central heating radiator, space for a dining table and chairs.

### WC

WC and wash hand basin with storage cupboard below, central heating radiator and partially tiled walls.

### Landing

Access to two bedrooms and the bathroom.

### Bedroom

Two UPVC double glazed windows to the rear elevation, central heating radiator, storage cupboard.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.



### Bathroom

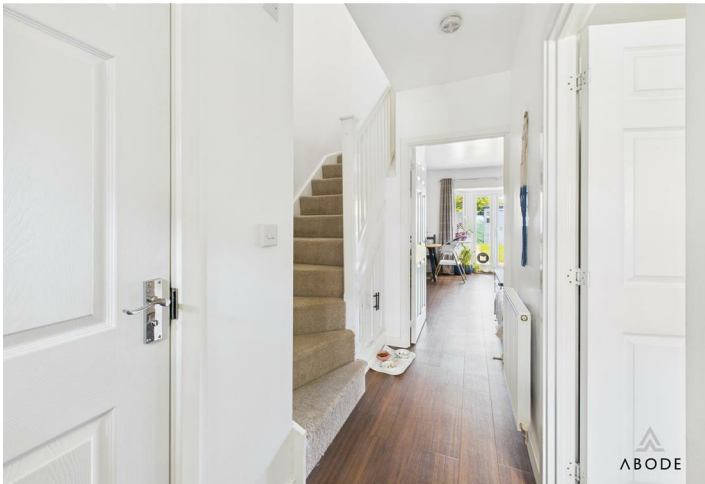
Modern suite comprising:- WC, wash hand basin and bath with waterfall shower over and glass shower screen. Partially tiled walls, central heating radiator, eye level storage cabinet.

### Landing

Stairs leading to the second floor, UPVC double glazed window to the front elevation.









## Master Bedroom

Two velux windows to the rear elevation, central heating radiator, loft access.

## Ensuite

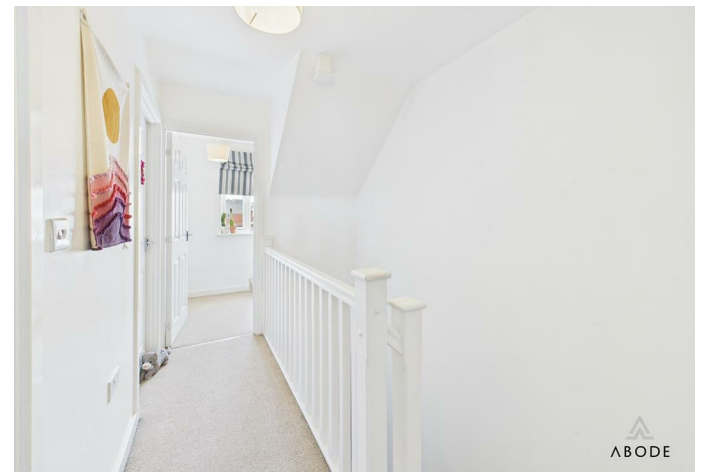
Modern suite comprising;- WC, wash hand basin and double shower cubicle with waterfall shower head and hand held shower. Base level storage units with complimentary worktops, UPVC double glazed window to the front elevation, towel radiator, spot lighting.

## Outside

To the rear the garden is enclosed and mainly laid to lawn, with patio area ideal for entertaining. Gated access from the garden provides access to the two car parking spaces.



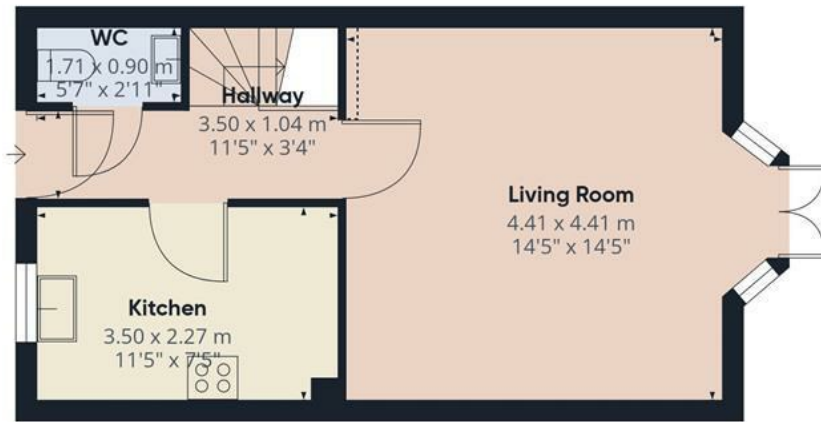




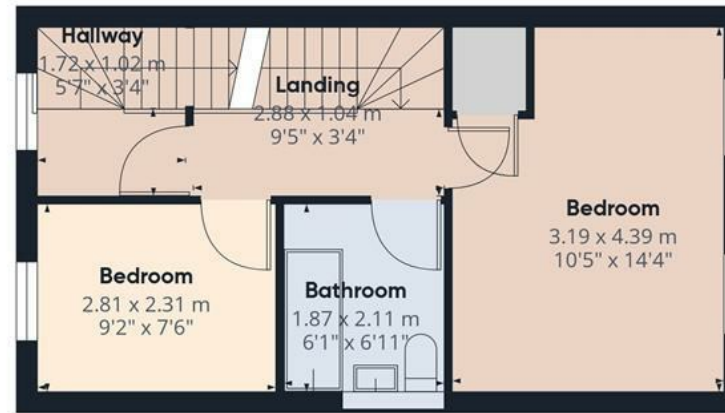




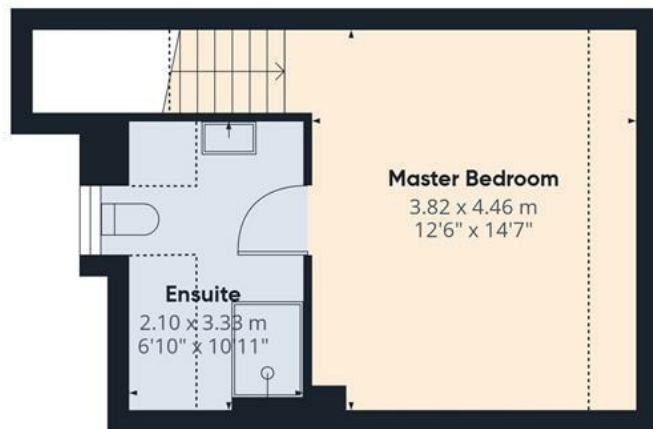




Floor 0



Floor 1



Floor 2

Approximate total area<sup>m</sup>

88.9 m<sup>2</sup>

956 ft<sup>2</sup>

Reduced headroom

4.5 m<sup>2</sup>

48 ft<sup>2</sup>

(1) Excluding balconies and terraces

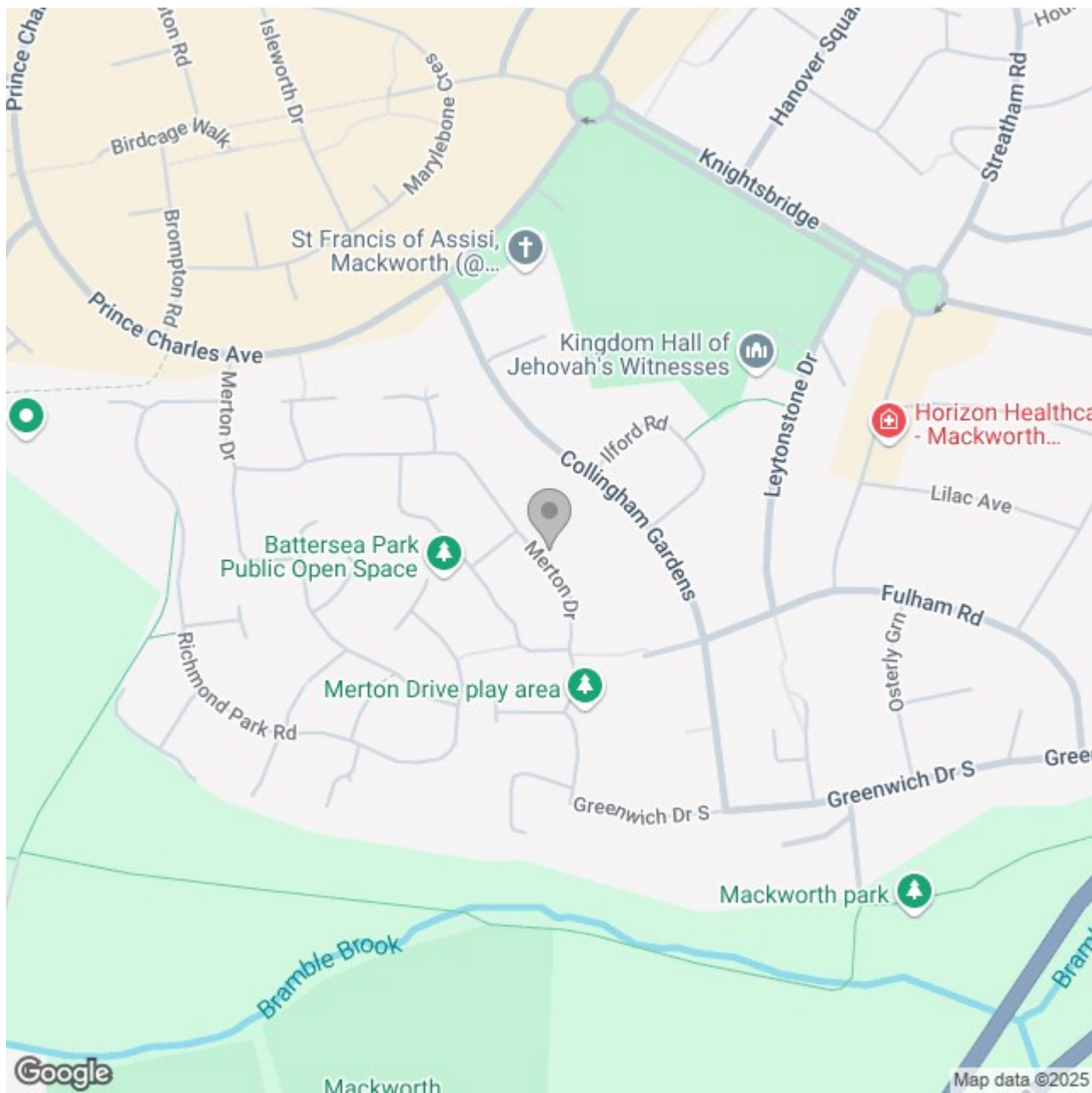
Reduced headroom

Below 1.5 m/5 ft

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		90
(81-91) B	79	
(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 