



Heyworth Street  
Derby



## Property Description

Hall & Benson are delighted to bring to market this Victorian detached property close to Derby City Centre. The accommodation, which retains original features, is distributed over three storeys meaning the property would be perfect for a family.

The ground floor comprises a lounge, dining room, sitting room, kitchen, conservatory, utility room and cloakroom. The first floor inhabits bedrooms one to four, the Jack & Jill dressing room and shower room. The second floor offers a further two double bedrooms and a bathroom.

Externally, the property offers a driveway leading to a spacious, detached garage. To the rear is a concrete patio area with steps up to a higher level of stone paving. The garden inhabits numerous fruit trees and plants, giving extra privacy to the rear.

The house is situated just 1.4 miles from Derby City Centre so does not sit far from a bus route. The university is just 1.2 miles away and the Royal Derby, 2 miles. The street itself is fairly quiet with not much passing traffic and a shop conveniently located at the top. There are also other local amenities within close proximity, as well as major transport links.

## Ground Floor Entrance Hallway

Accessed via the composite front door, having two radiators and the original, Victorian tiled flooring.

## Lounge

13' 10" plus bay x 11' 9" plus recess ( 4.22m plus bay x 3.58m plus recess )

Carpeted flooring, two radiators, UPVC double glazed bay window to the front elevation, slate fireplace, original coving.

## Sitting Room

11' 1" plus recess x 11' 10" ( 3.38m plus recess x 3.61m )

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, slate fireplace and original coving.

## Dining Room

11' 11" x 12' 9" plus recess ( 3.63m x 3.89m plus recess )

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation, original fireplace, built in storage.

## Kitchen

13' 10" x 9' 9" ( 4.22m x 2.97m )

Tiled flooring, matching wall and base units with tiled splashback, space for a dishwasher and fridge-freezer, space for a large cooker, ceramic sink with mixer tap, one radiator, UPVC double glazed window to the rear elevation.

## Conservatory

12' 8" x 10' 6" ( 3.86m x 3.20m )

Carpeted flooring, having UPVC double glazed windows across two walls, UPVC double glazed door to the side elevation accessing the garden.

## Utility

9' 4" x 4' 2" ( 2.84m x 1.27m )

Carpeted flooring, base units with a stainless steel sink and drainer, space for a washing machine.

## Cloakroom

Carpeted flooring and a WC.

## First Floor

### **Landing**

Carpeted flooring, a large UPVC double glazed window to the rear elevation.

### **Bedroom One**

13' 11" x 11' 10" plus wardrobe ( 4.24m x 3.61m plus wardrobe )

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, built in wardrobes, door to the Jack & Jill dressing room.

### **Dressing Room**

7' 11" plus wardrobe x 4' 7" ( 2.41m plus wardrobe x 1.40m )

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, fitted wardrobes.

### **Bedroom Two**

11' 11" x 11' 3" plus recess ( 3.63m x 3.43m plus recess )

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation.

### **Bedroom Three**

13' 11" x 8' 9" plus recess ( 4.24m x 2.67m plus recess )

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation, built in wardrobes and shelving, original fireplace.

### **Bedroom Four**

11' 11" x 6' 7" plus recess ( 3.63m x 2.01m plus recess )

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation.

### **Shower Room**

Tiled flooring and walls, shower cubicle, vanity WC and sink with mixer tap, built in airing cupboard, heated towel rail, UPVC double glazed frosted window to the rear elevation.

## Second Floor

### **Landing**

Carpeted flooring, access to bedrooms 5 & 6 and the bathroom.

### **Bedroom Five**

13' 8" max x 11' 10" plus recess ( 4.17m max x 3.61m plus recess )

Carpeted flooring, one radiator, one skylight. Restricted height.

### **Bedroom Six**

13' 7" max x 9' 10" max ( 4.14m max x 3.00m max )

Carpeted flooring, one radiator, one skylight. Restricted height.

### **Bathroom**

Tiled flooring and walls, bath with overhead shower, WC, pedestal sink, one radiator. Restricted height.

### **Outside**

To the front of the property is a small wall enclosed patio. To the side is a driveway spanning the length of the property which leads to the garage. To the rear is a mature garden with a concrete patio area, steps up to a raised patio of stone paving/mature garden inhabiting fruit trees and other plants. There is a brick built storage outhouse.

### **Garage**

25' 8" x 8' 2" max ( 7.82m x 2.49m max )

With an electric roller door to the front elevation, UPVC double glazed frosted window to the rear elevation and door to the side elevation, equipped with lighting and electrics.





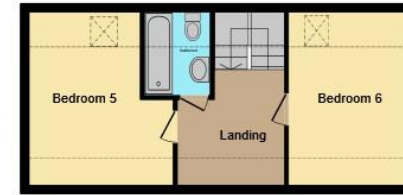




**Ground Floor**



**First Floor**



**Second Floor**

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