



Vicarage Avenue
Derby



Property Description

A stunning characterful home in the ever so popular location of derby. Vicarage lane boasts character an is in easy reach to town as well as other local amenities such as; shops , schools , bus routes , major road links and an easy commute to the city centre or derby royal hospital. In brief the property comprises of; a welcoming entrance hallway , front reception room with bay window , dining room with french doors to the garden, breakfast kitchen and stairs leading up to the first floor or down to the cellar. To the first floor there are three well proportioned bedrooms, a family bathroom and the main bedroom benefiting from an en-suite. Outside the property stands proud back from the road with two steps up to front porch before leading to the main door to the side there is a shared driveway leading to the rear garden. The rear is mainly laid to lawn with a detached garage set to the right hand elevation , concrete area and private. This property truly needs to be viewed to fully appreciate it character space and opportunity to be the ideal home.

Entrance Hallway

Accessed via entrance door leading into the hallway with laminate flooring, a radiator, dado rail, stairs off to the first floor, door to stairs leading to the cellar and doors off to:-

Lounge

14' 9" into bay x 11' 4" (4.50m into bay x 3.45m)

Having bow window to the front elevation, laminate flooring, feature fireplace and a radiator.

Dining Room

12' 9" into recess x 9' 8" into recess (3.89m into recess x 2.95m into recess)

Having laminate flooring, feature fireplace, double glazed french doors to the rear leading out to the garden and a radiator.

Breakfast Kitchen

19' 3" Max x 10' (5.87m Max x 3.05m)

Having a range of matching wall and base units with work surfaces over, inset Belfast sink, space for a range cooker with extractor over, plumbing for a dishwasher, space for a fridge freezer, tiled splashbacks, tiled flooring, spot lights to the ceiling, column radiator, two double glazed windows to the rear and door to the side.

Cellar

Having a radiator, power and lighting.

First Floor Landing

Having carpet flooring, dado rail, loft hatch and doors off to:-

Bedroom One

12' x 11' 9" (3.66m x 3.58m)

Having carpet flooring, two double glazed windows to the front elevation, a radiator, coving to the ceiling and door to en suite.

En-Suite

Having a shower cubicle with mains fed shower over, low level W.C, pedestal wash hand basin, a radiator, fully tiled walls and tiled flooring.

Bedroom Two

9' 9" max x 12' 9" max (2.97m max x 3.89m max)

Having carpet flooring, a radiator and double glazed window to the rear elevation.

Bedroom Three

11' 7" x 10' (3.53m x 3.05m)

Having carpet flooring, a radiator and double glazed window to the rear elevation.

Family Bathroom

Having a three-piece suite comprising of a panelled bath with mixer tap and shower attachment over, low level W.C and pedestal wash hand basin, a radiator, panelled walls and tiled flooring.

Outside

Front

To the front of the property is a gravelled area enclosed by a low wall, steps up leading to the entrance of the property and side access leading to the rear.

Rear

To the rear the garden is mainly laid to lawn with a concrete area leading to the garage and enclosed by boundary wall.

Garage

20' 2" x 9' (6.15m x 2.74m)

Having access door to the front and windows to the side.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: E Council Tax
 Band: D

view this property online hallandbenson.co.uk/Property/ATR102411

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ATR102411 - 0006