

for sale

offers over **£470,000** Freehold



## Heyworth Street Derby DE22 3DL

This Victorian detached house is a must view! The property offers six bedrooms, a bathroom, shower room, three reception rooms and more. There is also ample off road parking with a driveway and detached garage. We highly advise viewing to appreciate what the property offers!

# Property Details

## Entrance/Hallway

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

## Lounge 12' 9" x 16' 4" ( 3.89m x 4.98m )

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

## Dining Room 14' 9" x 12' ( 4.50m x 3.66m )

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

## Sitting Room 13' x 11' 8" ( 3.96m x 3.56m )

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

## Kitchen 9' 7" x 13' 9" ( 2.92m x 4.19m )

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 10' 6" x 12' 7" ( 3.20m x 3.84m )

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

## Utility 6' x 9' 1" ( 1.83m x 2.77m )

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

## Downstairs W.C

Carpeted flooring and a WC.

## First Floor

### Bedroom One 12' 9" x 13' 9" ( 3.89m x 4.19m )

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

### Bedroom Two 9' 9" x 11' 9" ( 2.97m x 3.58m )

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

### Bedroom Five 9' 9" x 10' 7" ( 2.97m x 3.23m )

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

### Bedroom Six 7' 8" x 11' 9" ( 2.34m x 3.58m )

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

### Bedroom Three 12' 9" x 13' 6" ( 3.89m x 4.11m )

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

### Bedroom Four 9' 9" x 13' 6" ( 2.97m x 4.11m )

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 Front

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.

## Outside Rear

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.

To view this property please contact Hall & Benson on

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Property Ref: ATR102501 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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