



Derby Road
Nottingham





Property Description

Located close to great transport links and just a short walk from Nottingham City Centre, this much loved family home offers charm and character and has traditional features throughout.

The spacious home sits in an elevated corner position and offers entrance hallway, WC, lounge, dining room, breakfast kitchen, utility room and rear lobby/conservatory. On the first floor there are four bedrooms plus family bathroom and separate WC whilst on the second floor there is a spacious landing area and two loft rooms.

Having established front and rear gardens with pretty planted beds and borders, there is also a detached garage and brick built storage.

Viewing is essential to fully appreciate the size and character of home on offer.

Entrance Hallway

Entered into via wooden front door with attractive terrazzo tiled flooring, triple glazed windows to the front and side elevation with decorative stained glass inserts, stairs leading to the first floor with understairs storage cupboard and giving access to:-

Cloaks/ W.C

Having low level W.C, tiled flooring, vanity wash hand basin, Karndean flooring and UPVC double glazed window to the side elevation.

Lounge

13' 7" Inro bay x 13' 5" (4.14m Inro bay x 4.09m)
Having feature tiled fireplace with inset multi-fuel burner, triple glazed bay window with stained glass inserts to the front elevation, central heating radiator, wooden floor boards, coving to the ceiling and picture rail.

Dining Room

15' 7" x 12' 11" (4.75m x 3.94m)
Having triple glazed stained glass bay window to the side elevation, decorative fireplace with wooden beam and inset gas fire with marble effect back and hearth, central heating radiator and coving to the ceiling.

Kitchen

16' 5" Max x 14' 2" Max (5.00m Max x 4.32m Max)
Re-fitted with a comprehensive range of wall, base and drawer units with wooden work surface over, inset double Belfast sink with mixer tap, space and plumbing for washing machine and dishwasher, tiled splashbacks, space for gas range cooker, recess spot lights, Karndean flooring and UPVC double glazed windows to the side and rear elevation.

Utility Area

.6' 1" x 6' 8" (1.85m x 2.03m)
Having space for fridge and freezer, central heating radiator and being open to conservatory.

Conservatory

Having brick base with upvc double glazed windows to the side and rear elevations, central heating radiator and composite door leading out to the garden area

First Floor Landing

Having stairs leading to the second floor and giving access to:-

Bedroom One

13' 7" Max x 13' 8" Max (4.14m Max x 4.17m Max)
Having UPVC triple glazed windows to the front and side elevations with stained glass inserts, wooden floor boards, central heating radiator and coving to the ceiling.

Bedroom Two

14' 5" x 11' Max into recess (4.39m x 3.35m Max into recess)
Having UPVC double glazed bay window to the side elevation and central heating radiator.

Bedroom Three

7' 2" x 9' (2.18m x 2.74m)
Having UPVC double glazed window to the rear elevation, central heating radiator and built-in storage housing the central heating boiler.

Bedroom Four

8' 4" x 8' 5" (2.54m x 2.57m)
Having UPVC double glazed window to the front elevation and central heating radiator.

Bathroom

Fitted with a three piece suite comprising of panelled bath with central taps, vanity wash hand basin and corner shower cubicle with electric shower and marble effect splashback, Karndean flooring, tiled splashbacks, UPVC double glazed obscured window to the rear elevation and heated towel rail.

Separate W.C

Having low level W.C, Karndean flooring, central heating radiator and UPVC obscured window to the side elevation.

Second Floor Landing

Having UPVC window to the rear elevation and access to two additional loft rooms.

Loft Room One

10' 11" Plus recess x 9' (3.33m Plus recess x 2.74m)
Having part restricted head height, UPVC dormer window to the rear elevation and central heating radiator.

Loft Room Two

15' 7" x 7' 1" (4.75m x 2.16m)
Having part restricted head height, two Velux style windows, central heating radiator and built-in wardrobe.

Outside

The property sits on an elevated corner plot with gardens to the front, side and rear.

To the front is a paved path with wooden access gate, lawned garden area with established planted beds and borders and a side access gate leading to the rear.

The enclosed rear garden has a lawned area with established planted beds and borders, paved path, brick built storage shed.

There is also a detached garage accessed from Rolleston Drive via double opening wooden gates with additional paved hard standing area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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