

# Fletcher & Company

208 Siddals Road, Derby, DE1 2PW

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Price £299,950

Freehold

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- Recently Constructed Modern Three Storey, Three Bedroom Townhouse
- High-Specification Finish Throughout
- Ideal for Owner Occupier or Buy-To-Let Rental
- Double Glazing & Gas Central Heating
- Off Road Parking Space in Carport
- Entrance Hall, Fitted Guest Cloakroom
- Open Plan Dining Kitchen with Access to Block Paved Courtyard
- First Floor Bedroom & Spacious Lounge with Bi-Fold Doors to Balcony
- Second Floor Master Bedroom with En-Suite Shower Room, Further Bedroom & Bathroom
- Highly Convenient Location





## Summary

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Recently constructed and larger than average, modern three storey, three bedroom townhouse occupying a highly convenient location close to Derby Train Station, the city centre and Pride Park.

This is an opportunity to acquire one of only a small selection of recently constructed, larger than average modern three storey townhouses built to a high specification by a well-regarded local builder.

The property is laid out over three floors and to the ground floor is an entrance hall with fitted guest cloakroom, staircase to the first floor and an open plan dining kitchen with built-in appliances and access to a block paved courtyard to the rear.

The first floor landing leads to a bedroom and a large lounge with views over neighbouring green space and bi-fold doors giving access to a good sized balcony.

To the second floor is a master bedroom with a well appointed en-suite shower room, further bedroom and bathroom.

The property benefits from a covered parking space within a carport.

The property has a pleasant outlook to the rear over neighbouring green space with an extensive grassed area, attractive mature trees and seating.

# F&C

## **The Location**

A true feature of this sale is its highly convenient position with a full range of amenities in Derby city centre a short walk away, a selection of large retailers, gyms, restaurants on Pride Park and very easy access to the city's train station, ideal for commuters. The property is also placed close to excellent transport links.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

7'0" x 4'6" (2.14 x 1.39)

Stylish panelled and double glazed entrance door provides access into the spacious entrance hall with floor-to-ceiling contemporary style radiator, recessed ceiling spotlighting, staircase to the first floor with polished wooden balustrade, panelled door to a useful under-stairs storage cupboard, double glazed window to the front and panelled doors to the fitted guest cloakroom and open plan dining kitchen.



#### **Fitted Guest Cloakroom**

5'3" x 2'9" (1.62 x 0.85)

With a white suite comprising low flush WC, wash handbasin with tiled surround and mixer tap, central heating radiator and recessed ceiling spotlighting.

#### **Open Plan Dining Kitchen**

#### **Lounge/Dining Area**

11'7" x 8'11" (3.55 x 2.73)

A spacious lounge/dining area with contemporary style floor-to-ceiling radiator, recessed ceiling spotlighting and sealed unit double glazed sliding patio door opening onto the courtyard.

### **Kitchen Area**

10'1" x 9'9" (3.09 x 2.98)

With stone effect preparation surfaces extending to a breakfast bar with matching upstands, inset stainless steel sink unit with mixer tap, a stylish range of gloss finished base cupboards and drawers with complementary wall mounted cupboards, inset four plate induction hob incorporating extractor unit, microwave and built-in oven with grill, integrated fridge/freezer, dishwasher and washing machine and recessed ceiling spotlighting.



### **First Floor**

#### **Landing**

With staircase to the second floor, large double glazed feature window to the front and panelled doors to the spacious living room and bedroom three.

### Spacious Living Room

19'10" x 11'10" (6.05 x 3.63)

With contemporary floor-to-ceiling radiator, recessed ceiling spotlighting, large double glazed picture window overlooking neighbouring green space and double glazed bi-fold doors opening onto a fabulous balcony with composite decking and a pleasant open outlook with an almost westerly aspect receiving plenty of afternoon/evening sun.



### Balcony

11'11" x 9'3" (3.64 x 2.83)



### **Bedroom Three**

13'10" x 8'0" (4.23 x 2.45)

With central heating radiator, tv point and double glazed window to the front.



## **Second Floor**

### **Landing**

L shaped landing with central heating radiator and panelled doors to two bedrooms and bathroom.

### **Master Bedroom**

13'11" x 8'11" (4.25 x 2.74)

With central heating radiator, large picture window to the rear and internal panelled door to the en-suite shower room.

### **En-Suite Shower Room**

5'11" x 5'6" (1.81 x 1.68)

Well appointed with low flush WC, pedestal wash handbasin, double shower cubicle with integrated shower, chrome towel radiator, recessed ceiling spotlighting and double glazed window to the rear.



### **Bedroom Two**

13'10" x 11'0" (4.24 x 3.36)

With central heating radiator and double glazed window to the front.

## Bathroom

6'7" x 5'0" (2.02 x 1.53)

Again, well appointed with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to the side.



## Outside



## Courtyard

With block paving, timber fencing and door to the carport.

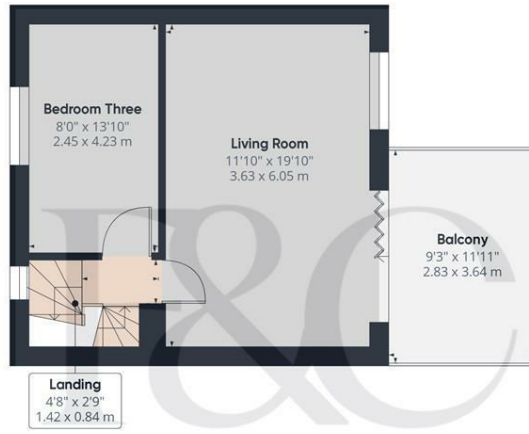


Council Tax Band - TBC





Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
1086.98 ft<sup>2</sup>  
100.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Derby  
DE1 2PW

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Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	