

Fletcher & Company

10 Trowels Lane, Derby, DE22 3LS

Price £590,000

Freehold



- Deceptively Spacious, Three Storey, Victorian Semi-Detached Residence
- Superb Dining Kitchen with Bi-Fold Doors to Garden
- Lounge, Separate Sitting Room
- Six Bedrooms, Master Bedroom with En-Suite
- Impressive Family Bathroom With Freestanding Bath
- Retaining Many Original Details & Features Throughout
- Ideal Family Home
- Close to Derby City Centre & Royal Derby Hospital
- Popular Residential Location





Summary

Deceptively spacious, three storey, six bedroom Victorian semi-detached residence occupying a highly convenient location within easy reach of Derby city centre and the Royal Derby Hospital. This substantial dwelling boasts living accommodation measuring close to 3,000 square feet.

This is a rare and exciting opportunity to acquire a substantial Victorian semi-detached residence providing extremely spacious and truly characterful accommodation, ideal for a large family. The property retains many original details throughout and features impressive high ceilings, coved cornicing, picture rails, deep skirting boards and Minton floor, to name a few.

The accommodation comprises recessed storm porch, entrance hall with beautiful staircase leading to the first floor, useful cellar, fitted guest cloakroom, lounge to front with feature bay window, sitting room with feature fireplace and open plan dining kitchen off with bi-fold doors opening onto the garden and utility room. The first floor landing leads to the master bedroom with large en-suite bathroom, two further bedrooms and principal bathroom. The second floor features three further bedrooms.

The property is set back behind a rendered wall with low maintenance fore-garden incorporating shrubs and mature trees with adjacent double width driveway leading to an attached garage. To the rear of the property is a private garden bound by mixed hedging and mature trees featuring lawn, seating areas and gazebo ideal for entertaining friends and family.

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The Location

The property's location is ideal for easy access to the Royal Derby Hospital, the ring road, nearby retail park and Derby city centre which offers a full range of amenities. The location also provides very convenient access onto the A38 and A50 as well as major employers Toyota, Rolls Royce and JCB.

Accommodation

Ground Floor

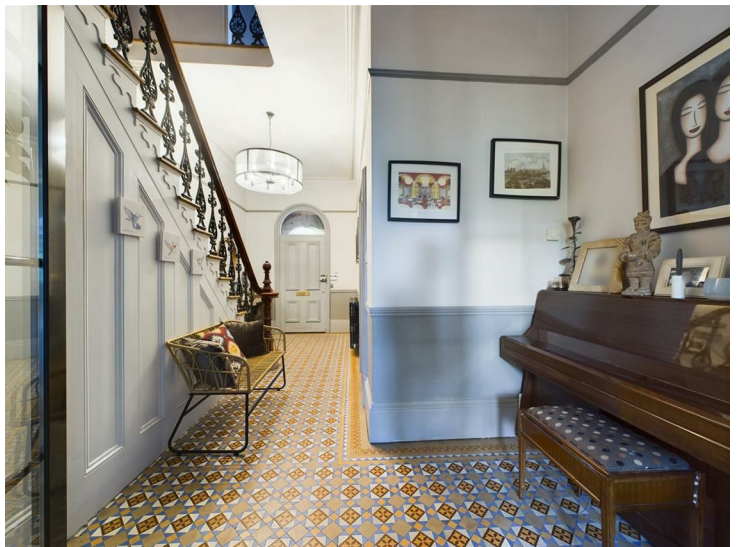
Recessed Storm Porch

Impressive storm porch incorporating a stone archway, Minton floor and panelled entrance door with glazed fan light over providing access into the entrance hall.

Impressive Entrance Hall

20'11" x 7'10" (6.38 x 2.41)

With extensive Minton tiled floor in excellent condition, period style central heating radiator, feature staircase leading to the first floor incorporating wrought iron balusters and wooden handrail, coved cornice, picture rail, dado rail and panelled door giving access to the useful cellar.



Useful Cellar

A useful three-compartment cellar with power and lighting.

Lounge

15'10" x 13'11" (4.84 x 4.25)

A stunning room with high ceiling incorporating coved cornice, picture rail and ceiling rose, beautiful feature fireplace with decorative wooden surround and raised hearth with cast iron interior and living flame fitted gas fire, two central heating radiators, exposed wooden floorboards and canted bay window to the front.



Sitting Room

18'8" x 12'10" (5.70 x 3.92)

Again, a fabulous room with high ceiling, feature fireplace with decorative wooden surround and exposed brick interior incorporating a cast iron solid fuel stove, stylish floor-to-ceiling central heating radiator, coved cornice, picture rail, ceiling rose, double glazed canted bay window to the rear incorporating French doors opening onto the garden and open access into the superb open plan dining kitchen.



Superb Open Plan Dining Kitchen

29'10" x 13'5" (9.11 x 4.09)



Dining Area

An impressive dining area featuring a pitched roof with two sealed unit double glazed Velux windows, recessed ceiling spotlighting, double glazed bi-folding doors overlooking and opening onto the private rear garden and a further sealed unit double glazed window to the side.



Kitchen Area

Featuring a fabulous centre piece by way of a large Quartz topped island incorporating an induction hob with stainless steel extractor unit over and an extensive range of fitted base cupboards, drawers and wine storage, inset sink unit with flexible mixer tap, integrated dishwasher, feature solid wood breakfast bar, a further range of wall mounted cupboards incorporating two Zanussi ovens, Zanussi microwave, integrated fridge, floor-to-ceiling central heating radiator, underfloor heating, two windows to the side, recessed ceiling spotlighting and door to the utility room.



Utility Room

15'3" x 7'5" (4.66 x 2.27)

With appliance space suitable for an American style fridge/freezer, washing machine and tumble dryer, window to the side, door opening onto the garden, panelled door to a cupboard housing the boiler and further panelled door to the fitted guest cloakroom.

Fitted Guest Cloakroom

4'9" x 2'6" (1.45 x 0.78)

With low flush WC and corner wash handbasin.

First Floor

Landing

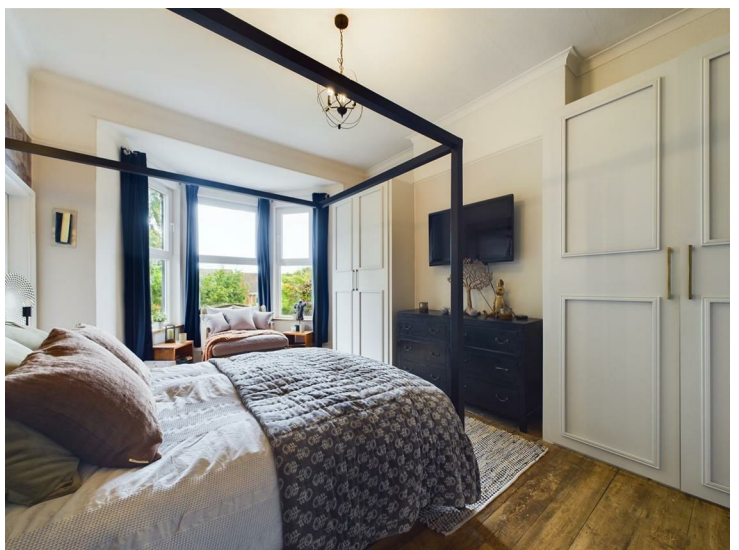
Impressive feature semi-galleried landing with the continuation of stylish balustrade, further staircase leading to the second floor, central heating radiator, exposed wooden floorboards and doors to three bedrooms and bathroom.



Master Bedroom

18'6" x 12'0" (5.65 x 3.66)

With period style central heating radiator, two fitted wardrobes to chimney breast recess, decorative coving, ceiling rose, feature exposed wooden floorboards, double glazed canted bay window to the rear and panelled door to the large en-suite bathroom.



En-Suite Bathroom

10'11" x 9'1" (3.35 x 2.77)

With vanity unit with wash handbasin, useful storage, low flush WC, shower cubicle, bath, chrome towel radiator and double glazed window to the side.



Bedroom Two

14'0" x 13'3" (4.29 x 4.05)

With central heating radiator, an extensive range of fitted wardrobes, feature exposed floorboards and two double glazed windows to the front.



Bedroom Three

8'0" x 7'5" (2.44 x 2.27)

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

Principal Bathroom

11'8" x 7'6" (3.56 x 2.29)

A stylish bathroom partly tiled with a four-piece suite in white comprising low flush WC, beautiful vanity unit with inset ceramic wash handbasin and mixer tap with cupboard beneath, large walk-in shower cubicle, freestanding roll edge bath with mixer tap and shower attachment, floor-to-ceiling central heating radiator, recessed ceiling spotlighting and two double glazed windows to the side.



Second Floor

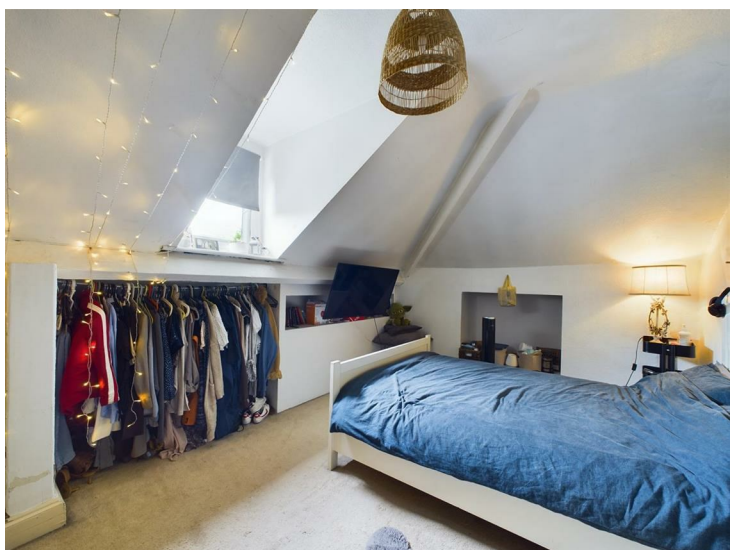
Landing

With central heating radiator, access to loft space and doors to three bedrooms.

Bedroom Four

19'6" x 11'0" (5.95 x 3.36)

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



Bedroom Five

13'6" x 12'8" (4.14 x 3.88)

With central heating radiator and double glazed window to the rear with far-reaching views in the distance.

Bedroom Six

20'0" x 9'4" (6.12 x 2.85)

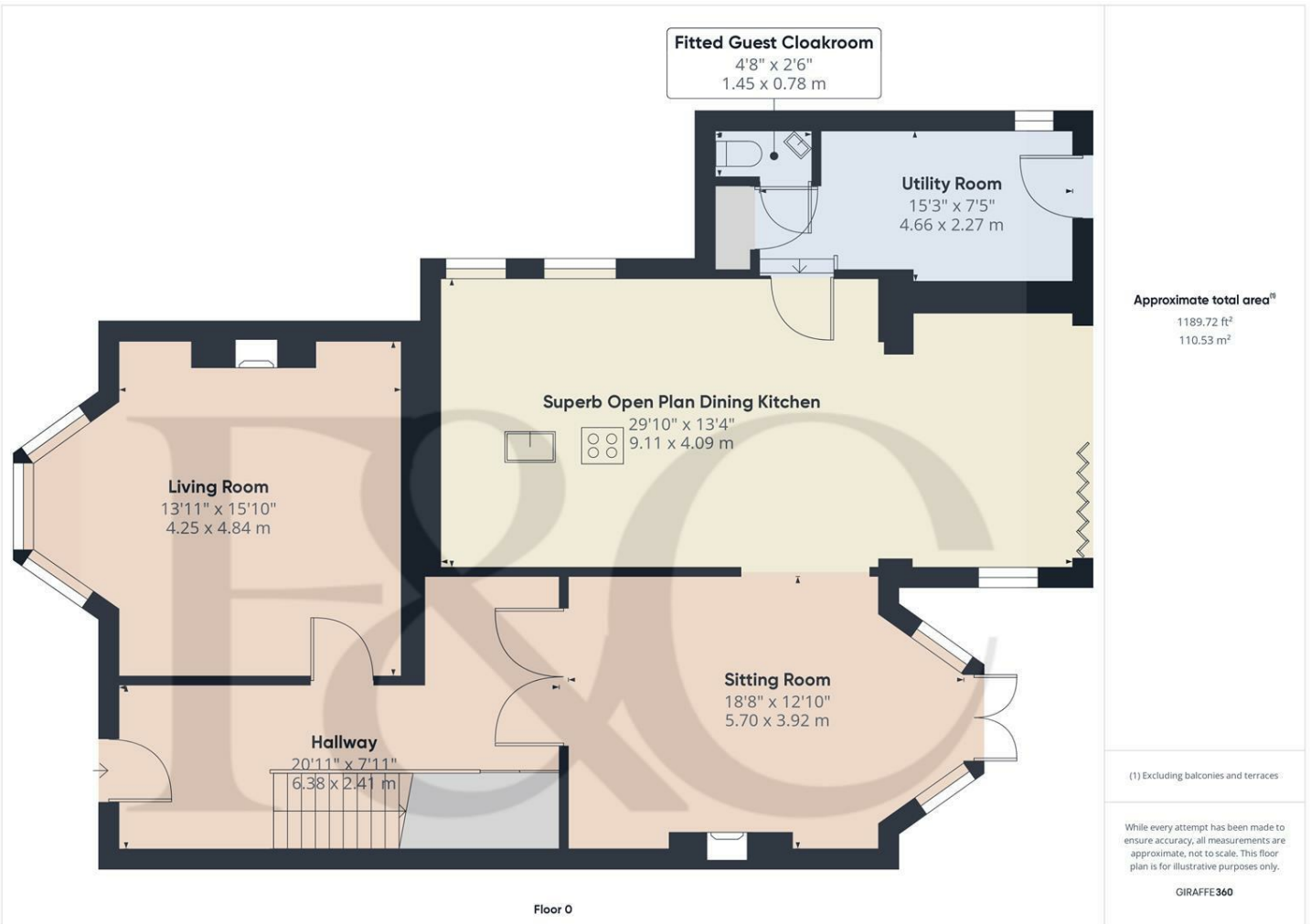
With central heating radiator and double glazed Velux window to the side.

Outside

Immediately to the rear of the property is a fabulous seating area ideal for outdoor dining and entertaining and adjacent stone patio with a good sized lawn bound by well stocked borders and mature trees offering a good degree of privacy. A recently installed gazebo to the foot of the garden offers a further space for entertaining and relaxing.

To the front of the property is a double width driveway and attached garage.







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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	