

Fletcher & Company

17 Woodland Road, Derby, DE22 1GF

Price Guide £610,000

Freehold



- Magnificent Victorian Detached Home
- Close to Darley Park, Markeaton Park & City Centre
- Two Reception Rooms
- Fabulous Open Plan Dining/Kitchen
- Five Double Bedrooms & Two Bathrooms
- Mature Private Garden
- Ideal Family Home - off Kedleston Road





Summary

GREAT FAMILY HOME - A most spacious Victorian detached home with private garden, offering five double bedrooms. The property offers over 2050 square feet of living accommodation and generous room proportions. The property is situated in this highly sought after location between Kedleston Road and Duffield Road with easy access to Darley Park, Markeaton Park and Derby City Centre.

F&C

Ground Floor

Hallway

Panelled glazed door with glazed fan light over, access to hallway, two central heating radiators, panelled staircase to first floor, oak floor coverings, cornice and recessed ceiling lighting, doorway to useful cellar and doorway to guest cloakroom

Cellar

Guest Cloakroom

Partly tiled with a period style white suite comprising low flush WC, pedestal wash hand basin, central heating radiator, recessed ceiling spotlighting, sealed unit double glazed sash window to the rear of the property.



Sitting Room

11'2" x 16'10" (3.42m x 5.14m)

Most impressive feature fireplace incorporating decorative surround, tiled hearth, cast iron interior with decorative tiled slips, central heating radiator, cornice, picture rail and ceiling rose, UPVC double glazed cant bay window to front.



Lounge

12'1" x 17'0" (3.69m x 5.19m)

Feature fireplace incorporating decorative surround, tiled hearth, cast iron interior with decorative tile slips. Two central heating radiators, Oak floor covering, cornice, picture rail and ceiling rose, feature window seat incorporating storage beneath the UPVC double glazed boxed bay window to the front.

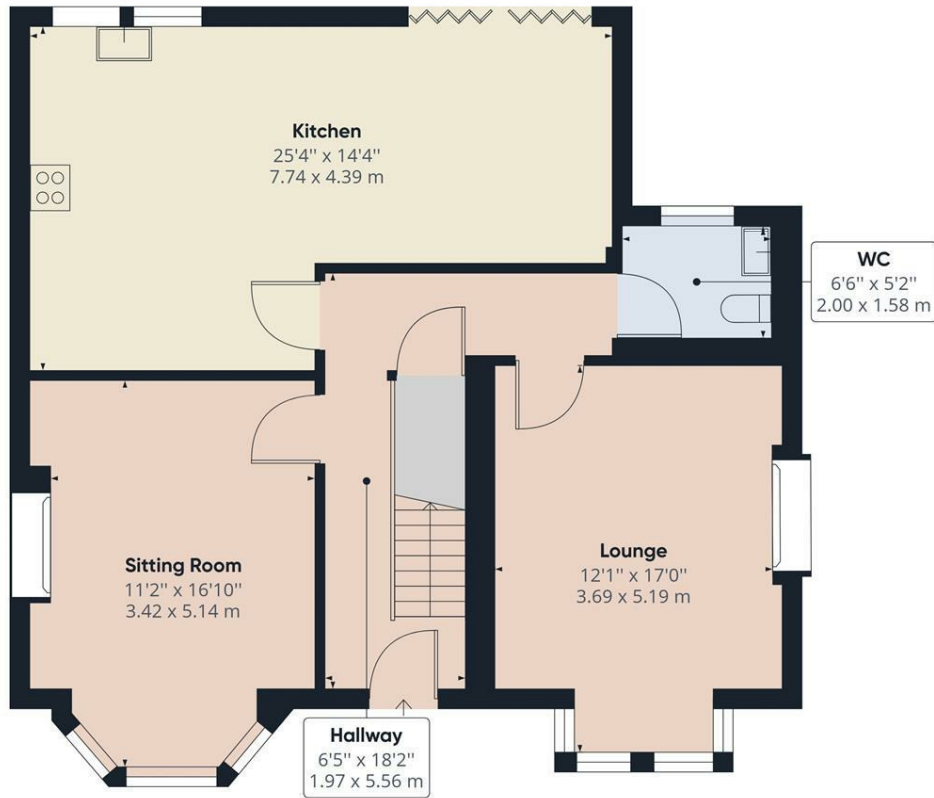


Fabulous Open Plan Dining/Kitchen

25'4" x 14'4" (7.74m x 4.39m)

Dining Area

Central heating radiator, cornice, sealed unit double glazed french doors to the rear garden.



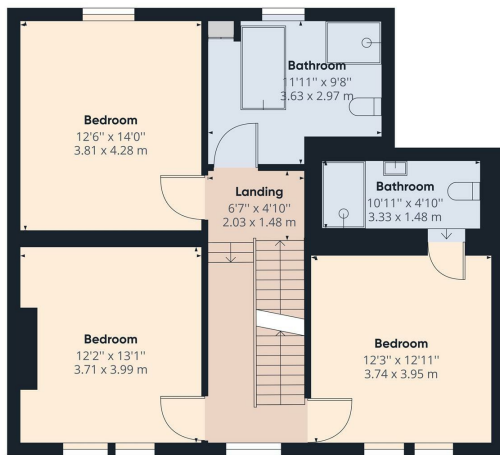
Floor 0

Approximate total area⁽¹⁾
866.52 ft²
80.50 m²

(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.

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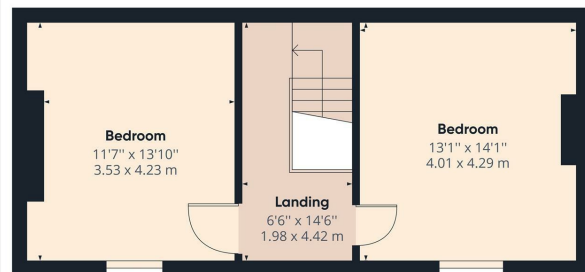
Floor 1

Approximate total area⁽¹⁾
780.59 ft²
72.52 m²

(1) Excluding balconies and terraces

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Floor 2

Approximate total area⁽¹⁾
473.39 ft²
43.96 m²

(1) Excluding balconies and terraces

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Council Tax Band: F
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	