

# Fletcher & Company

13 Cedar Street, Off Kedleston Road, Derby, DE22 1GD

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Offers Around £275,000

Freehold

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- Retains Much Original Character
- Viewing Essential
- Larger than Average Accommodation & Long Garden
- Private Entrance Hall with Quarry Tiled Floor
- Inner Hallway with Minton Floor Giving Access to Cellar
- Lounge to Front
- Dining Room to Rear Opening onto Kitchen
- Large First Floor Landing Leading to Three Bedrooms & Good Sized Bathroom
- Second Floor Master Bedroom with En-Suite WC





## Summary

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A larger than average, four bedroom, traditional, mid-terrace residence in a sort after location off Kedleston Road in Derby.

An internal viewing is essential to appreciate the size of the accommodation on offer. This is a traditional, mid-terrace property which occupies a larger than average plot with a garden measuring almost 100 feet in length. Internally the property features sash windows to the front elevation, much original character including quarry tiled flooring to the entrance hall, door giving access to rear, covered porch area and access to garden, further door leading to the inner hallway with original Minton flooring and access to the cellar, lounge to the front, spacious rear dining room opening onto the fitted kitchen, large landing area with original cupboard, three good sized bedrooms and large bathroom with four piece suite in white, second floor landing leading to master bedroom with en-suite WC.

As mentioned, to the rear of the property is an impressive garden featuring extensive lawn, well stocked borders and patio/seating area.

# F&C

## The Location

The property's location, just off Kedleston Road, offers a range of amenities on Kedleston Road including small supermarket, Markeaton primary school, pharmacy, barbers, post office, cafe and real ale pub. Also within easy reach are Markeaton Park, A38 and A52. There are also a further range of amenities in Derby City centre with charming restaurants, cafes and bars in the Cathedral Quarter which includes Irongate and Sadlergate.

## Accommodation

### Ground Floor

#### Entrance Hallway

17'11" x 3'5" (5.48 x 1.06)

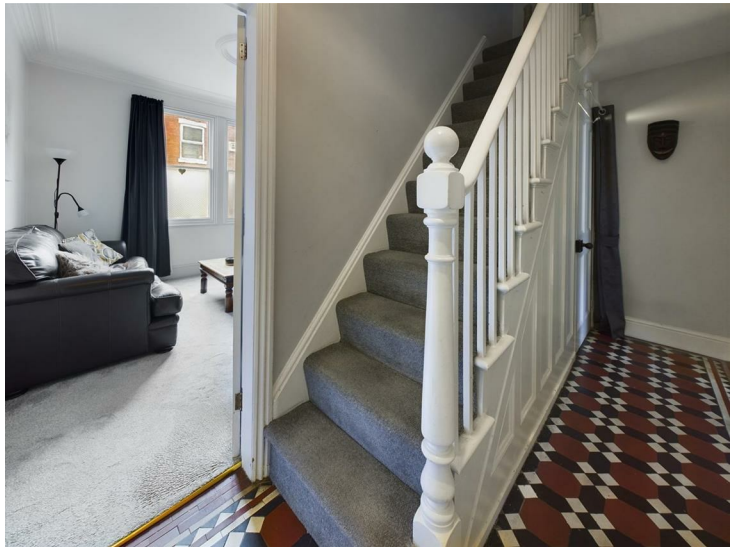
A panelled entrance door with glazed fanlights over provides entrance to hallway with quarry tiled floor, cove cornicing, door to inner hallway and panelled door to covered rear storage area and access to rear garden.



#### Inner Hallway

13'0" x 5'4" (3.97 x 1.64)

With Minton tiled floor, central heating radiator, panelled staircase to first floor and door to useful two compartment cellar.



### Lounge

13'2" x 12'2" (4.03 x 3.72)

With feature fireplace with decorative wooden surround, raised hearth and painted brick interior, central heating radiator, cove cornicing, ceiling rose, TV aerial and telephone points and two sash windows to front elevation.



### Dining Room

13'2" x 13'0" (4.02 x 3.98)

With central heating radiator, wood effect laminate floor covering, double glazed window to rear overlooking larger than average garden and open access to kitchen.



### Kitchen

10'8" x 7'7" (3.26 x 2.33)

With wood block effect preparation services with matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complimentary wall mounted cupboards, inset four plate electric hob with built-in oven underneath, appliance spaces suitable for fridge freezer, dishwasher and washing machine, wall mounted gas fired Worcester boiler, central heating radiator, double glazed window to rear and sealed unit double glazed door to garden.



### First Floor Landing

13'9" x 12'2" x 5'3" x 2'9" (4.21 x 3.73 x 1.62 x 0.84)

An L-shaped, semi-galleried landing with staircase to second floor, original storage cupboard and two central heating radiators.



### Bedroom One

13'3" x 13'1" (4.05 x 4.01)

With central heating radiator and double glazed window to rear.



### Bedroom Two

12'3" x 8'10" (3.75 x 2.70)

With central heating radiator and sash window to front.



### Bedroom Three

12'1" x 7'8" (3.70 x 2.36)

With central heating radiator and sash window to front.



### Large Well-Appointed Bathroom

10'11" x 7'11" (3.34 x 2.43)

A white suite comprising low flush WC, pedestal wash handbasin, panelled bath, separate shower cubicle with Mira shower, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



### Second Floor Landing

4'3" x 2'4" (1.30 x 0.72)

A small landing with roof light and storage cupboard.

### **Bedroom Four**

17'4" x 9'8" (5.29 x 2.97)

With central heating radiator and Velux windows to front and rear.



### **En-Suite WC**

7'3" x 6'5" (2.21 x 1.98)

With low flush WC and pedestal wash handbasin with tiled surround.

### **Outside**

To the rear of the property is a larger than average garden which measures approximately 100 feet in length and features a patio area immediately off the kitchen, externally accessed WC, good sized lawn with wild flower patch, herbaceous border containing plants and shrubs and a pathway running the length of the garden culminating in a blue brick patio/seating area. The property has a useful rear porch area that offers excellent storage and provides access to the hallway.



**Council Tax Band B**







Floor -1



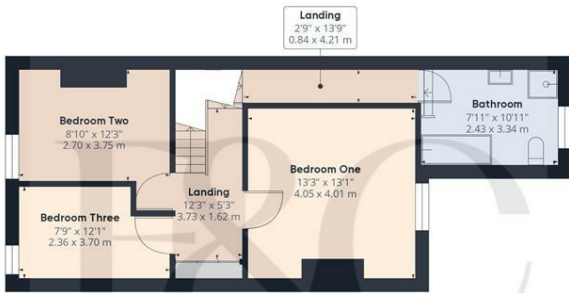
Floor 0

**Approximate total area<sup>(1)</sup>**

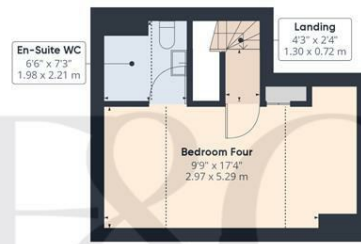
1562.39 ft<sup>2</sup>  
145.15 m<sup>2</sup>

**Reduced headroom**

1383.92 ft<sup>2</sup>  
11.94 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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		

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Derby  
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Council Tax Band: B  
Tenure: Freehold

