



## 3 Bed House - Semi-Detached

16 Chevin Road, Strutts Park, Derby DE1 3EX

Offers Around £395,000 Freehold



3



2



1



D

**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Highly Appealing Traditional Home
- Close to Darley Park – Noted Strutts Park Conservation Area
- A Short Walk to City Centre, Darley Park & Darley Abbey Village
- Potential to Extend ( subject to planning permission )
- Lounge & Dining Room
- Kitchen
- Three Bedrooms & Family Bathroom
- Private Gardens
- Driveway & Garage Space ( subject to planning permission )
- No Chain Involved

Perfect Refurbishment Project – Close To Darley Park – A three bedroom semi-detached property of style and character located in the noted Strutts Park conservation area.

This much loved home requires general work and now offers a great opportunity for someone to return it to its former glory including potential to extend ( subject to planning permission ).

#### The Location

Strutts Park is a noted conservation area and is just a walk away from City Centre, Darley Abbey, railway/bus station and the Cathedral Quarter which boasts some fine period architecture, designer boutiques and shops. Also within easy reach is the impressive modern shopping centre with a state of the art cinema and a large selection of retail outlets. Friargate also offers eateries and up market bars and restaurants. Darley Park offers delightful walks down the hill to the banks of the River Derwent, cafe, rowing club, cycle path, cricket club, gym and rugby club. The property is well placed for easy access onto the A6, A38 and A52 leading to the M1. Excellent primary and secondary schools nearby for example Walter Evans, Markeaton and Woodlands. Private education at Old Vicarage School in Darley Abbey and Derby High for Girls and Boys Grammar in Littleover. This is a perfect location close to town but feels like you are in the countryside.

#### Accommodation

##### Ground Floor

##### Recessed Storm Porch

With outside light and half glazed entrance door with stained glass and leaded finish opening into entrance hall.

##### Entrance Hall

9'7" x 6'7" (2.93 x 2.02)

With charming herringbone style solid wood flooring, deep skirting boards and architraves, high ceiling, understairs storage cupboard, coat hangers and staircase leading to first floor.

## Lounge

13'8" x 11'2" (4.19 x 3.42)

With chimney breast with feature fireplace with surround and inset Living Flame gas fire and raised hearth, deep skirting boards and architraves, high ceiling, picture rail, radiator, book shelving, multi-paned window overlooking private rear garden and internal panelled door.



## Dining Room

12'4" x 10'4" (3.78 x 3.16)

With chimney breast with featured period style Victorian fireplace with patterned tile hearth, deep skirting boards and architraves, high ceiling, picture rail, radiator, leaded window to front and internal panelled door.



## Kitchen

15'2" x 7'8" (4.63 x 2.36)

With single stainless steel sink unit with mixer tap, a range of fitted base cupboards with drawers, built-in four ring stainless steel gas hob, built-in stainless steel electric fan assistant oven, plumbing for automatic washing machine, central heating boiler, radiator, three multi-paned windows, additional single glazed window and half glazed door giving access to private garden.



## First Floor Landing

6'5" x 4'0" (1.97 x 1.23)

With multi-paned window to side.

## Bedroom One

13'9" x 11'3" (4.21 x 3.44)

With chimney breast, deep skirting boards and architraves, high ceiling, radiator, leaded window to front and internal panelled door.



### Bedroom Two

12'6" x 10'5" (3.83 x 3.19)

With chimney breast, deep skirting boards and architraves, high ceiling, radiator, multi-paned window to rear and internal panelled door.



### Bedroom Three

9'1" x 8'0" (2.79 x 2.45)

With deep skirting boards and architraves, high ceiling, radiator, leaded window to front and internal panelled door.



### Family Bathroom

6'8" x 6'11" (2.04 x 2.12)

With bath with shower and shower screen door, pedestal wash handbasin, low level WC, tile splashbacks, deep skirting boards and architraves, high ceiling, heated chrome towel/radiator, access to roof space, obscure window and internal panelled door.



### Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with neatly kept privet hedge and a varied selection of shrubs and plants.



### Rear Garden

To the rear of the property is a mature, private, well screened garden laid to lawn with a varied selection of shrubs, plants and trees. Timber shed.



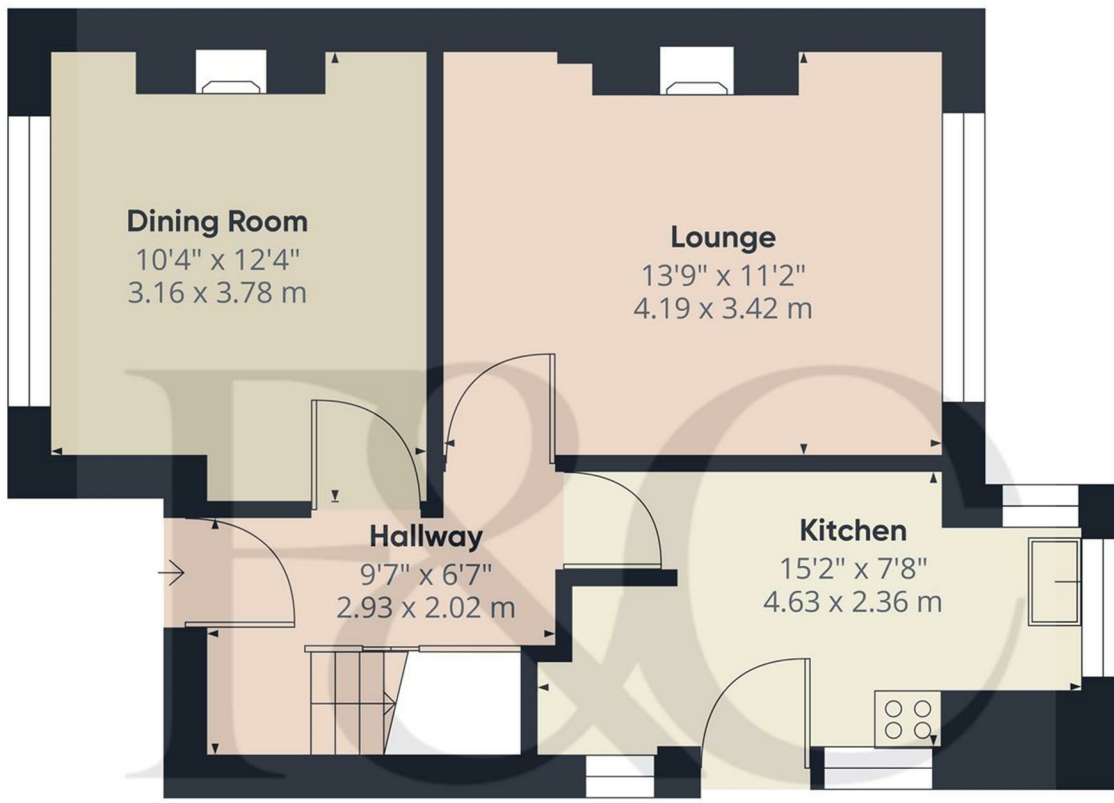
### Driveway

A tarmac driveway with block paved edges provides car standing spaces for one/two cars.

### Garage Space

Subject to planning permission.

### Council Tax Band C



Floor 0

**Approximate total area<sup>(1)</sup>**  
 439.92 ft<sup>2</sup>  
 40.87 m<sup>2</sup>

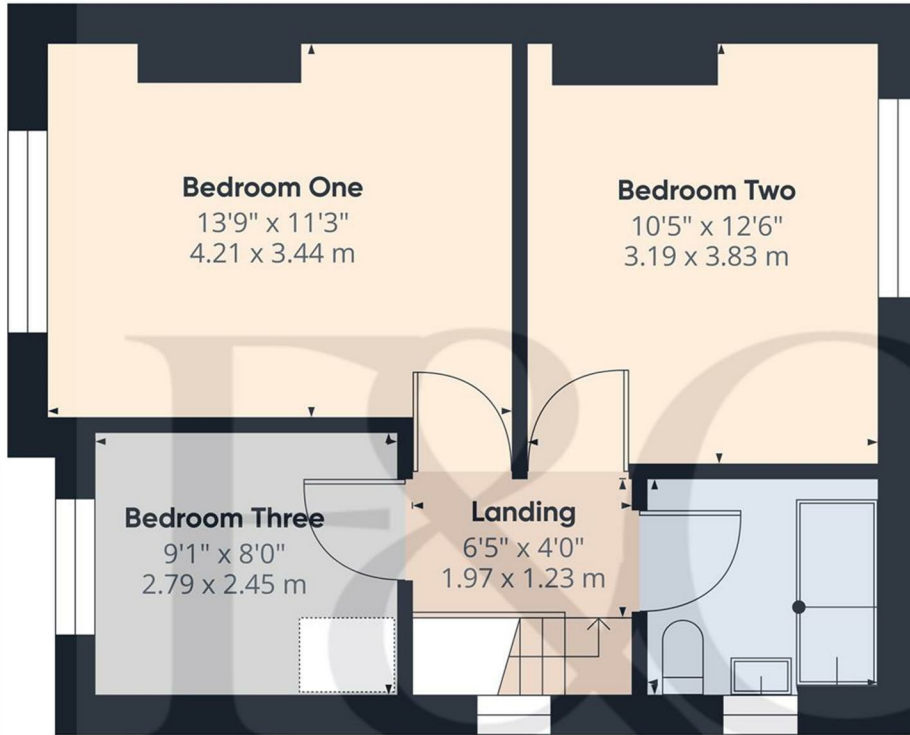
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area<sup>1)</sup>  
425.61 ft<sup>2</sup>  
39.54 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.