

Fletcher & Company

458 Kedleston Road, Derby, DE22 2ND

£595,000

Freehold



- Ideal for a Family
- Private Mature Plot
- Superb Garden & Detached Annex
- Fore-Garden, Driveway & Detached Double Garage
- Entrance Hall, Fitted Guest Cloakroom, Lounge & Dining Room to Front
- Extended Breakfast Kitchen with Utility off
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Well-Appointed Bathroom





Summary

A superbly positioned, extended, four bedroom, traditional, detached residence occupying a prominent location on Kedleston Road.

This is a traditional, extended, detached residence occupying a superb location on Kedleston Road. Set up from the road occupying an elevated plot with westerly views towards Kedleston Hall. The property benefits from a fore-garden, block paved driveway and detached double garage. To the rear of the property is a flat, well-established and private garden featuring various seating areas with lawn section, well stocked borders, gazebo and a most useful DETACHED ANNEX offering auxiliary accommodation suitable for guest accommodation or study/gym.

Internally the property is double glazed and gas central heated with spacious entrance hall, fitted guest cloakroom, lounge, separate dining room, extended breakfast kitchen and utility. The first floor landing leads to a master bedroom with en-suite shower room, three further bedrooms and a well-appointed bathroom.

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The Location

The property is located on Kedleston Road which is a short distance from Markeaton Park, Park Farm shopping centre, Blenheim Parade shops, Woodlands secondary school, Portway and Lawn primary schools, easy access into Derby City centre and nearby Kedleston Hall and Kedleston Golf course.

Accommodation

Ground Floor

Entrance Hall

15'1" x 9'6" (4.60 x 2.92)

A UPVC double glazed and stained glass entrance door with double glazed sidelights provides access to spacious entrance hall with feature staircase first floor with oak balustrade, central heating radiator, decorative coving, dado rail and feature arched double glazed window overlooking rear garden.



Dining Room

12'0" x 10'11" (3.66 x 3.34)

With feature wall hung living flame gas fire, central heating radiator, TV aerial point, decorative coving, double glazed window to side and front with views towards Kedleston Hall.



Lounge

13'11" x 12'11" (4.26 x 3.94)

With feature fireplace with marble surround and living flame gas fire, central heating radiator, decorative coving and double glazed window to front with impressive views.



Inner Lobby

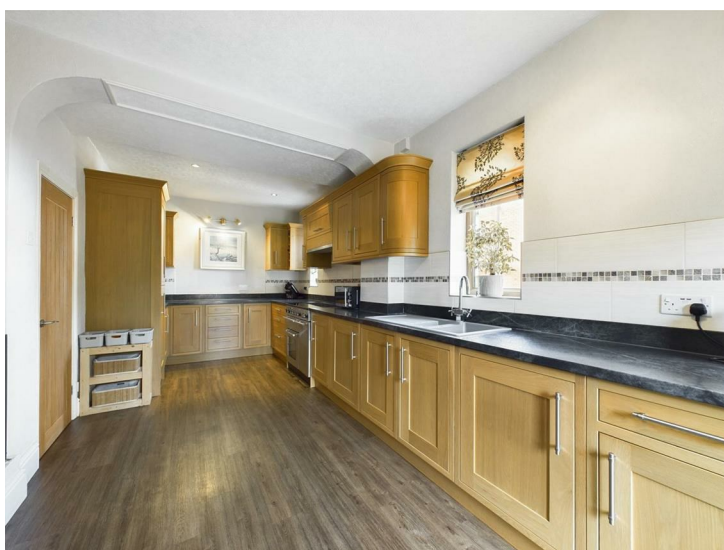
8'11" x 6'4" (2.73 x 1.94)

A useful storage area.

Breakfast Kitchen

22'8" x 9'0" (6.92 x 2.75)

With granite effect worktops with matching upstands, tiled surrounds, inset one and a quarter sink unit with mixer tap, quality oak fitted base cupboards and drawers, complementary wall mounted cupboards with wine storage, integrated appliances including fridge and freezer, electric range cooker with double oven and grill with recessed extractor hood over, two stylish central heating radiators, recessed ceiling spotlighting, two double glazed windows to side and matching French doors to garden.



Utility

8'10" x 5'9" (2.70 x 1.77)

With granite effect worktop with tiled surround, inset stainless steel sink unit, fitted base cupboards, complimentary wall mounted cupboards, appliance space suitable for washing machine and dishwasher, central heating radiator, double glazed window to rear, double glazed door to garden and internal bifold door to fitted guest cloakroom.



Fitted Guest Cloakroom

5'4" x 2'6" (1.65 x 0.77)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, chrome towel radiator and double glazed window to side.

First Floor Landing

9'10" x 2'9" (3.00 x 0.85)

A feature semi-galleried landing with oak balustrade, central heating radiator, coving to ceiling and access to loft space.

Master Bedroom

15'4" x 11'8" (4.68 x 3.58)

With central heating radiator, quality fitted wardrobes, decorative coving, double glazed window to rear and matching double glazed French doors with feature wrought iron Juliette balcony offering pleasant views over the garden.



En-Suite Shower Room

5'8" x 5'5" (1.74 x 1.66)

With low flush WC, vanity unit with wash handbasin and cupboard beneath, shower cubicle, stylish towel radiator and double glazed window to side.



Bedroom Two

12'9" x 11'11" (3.91 x 3.64)

With central heating radiator, full bank of fitted wardrobes, decorative coving and double glazed window to front offering fabulous westerly views towards Kedleston Hall.



Bedroom Three

11'11" x 10'11" (3.65 x 3.34)

With central heating radiator, fitted wardrobes, dual aspect double glazed windows to side and front offering fabulous views towards Kedleston Hall.



Bedroom Four

9'9" x 8'0" (2.98 x 2.44)

With central heating radiator, decorative coving and double glazed window to side.



Well-Appointed Bathroom

9'7" x 5'9" (2.93 x 1.76)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, panelled bath with rain shower head and hand shower attachment, stylish floor to ceiling central heating radiator, decorative coving and two double glazed windows to side.



Annex

17'5" x 16'2" (5.31 x 4.95)

A true feature of this sale is the former double garage which has been converted to form a fabulous annex to the main accommodation which could be used for numerous purposes including guest accommodation, gym or large study with electric storage heater, power, lighting, decorative coving, two double glazed windows to front and French doors to side.



Outside

To the rear of the property is a fabulous, well-established garden offering a high degree of privacy, bounded by neat hedging, brick walling and timber fencing. The garden is extremely well stocked and features seating areas including stone patio immediately off the kitchen, further stone terrace/patio beneath a charming timber framed gazebo with power, ideal for and entertaining and barbequing and a further decked seating area to the foot of the garden. There are lawn sections, herbaceous/slate chipping borders containing plants and shrubs, further brick built BBQ, outdoor lighting, cold water outdoor hose tap, timber shed and gate giving access to driveway and front garden.

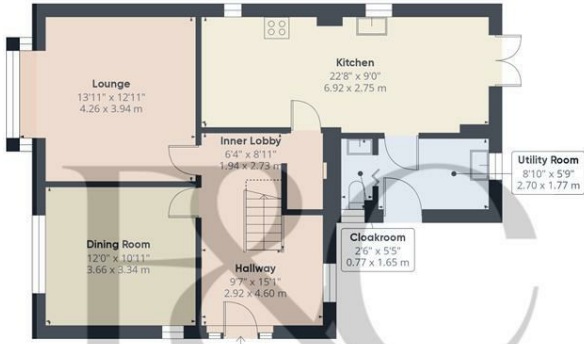
The property occupies a fabulous, elevated position, set up off Kedleston Road behind a flat, lawned fore-garden with feature decked seating area and surrounded by well stocked, herbaceous borders, attractive stonewalling contains further hedging, plants and shrubs as well as wrought iron railings. A block paved driveway provides ample off-road parking and access to a detached brick built double garage with pitch roof, electric door, power, lighting and side door.



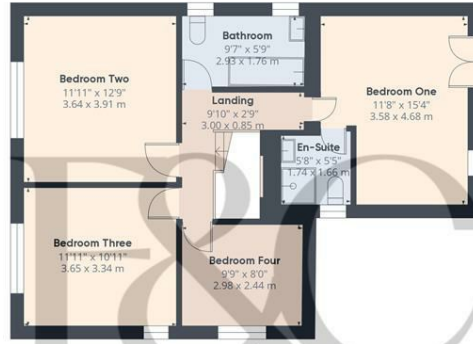
Council Tax Band E



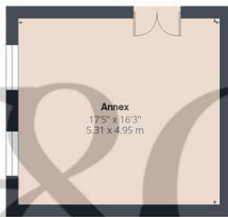




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area[®]

1683.47 ft²
156.4 m²

Reduced headroom

11.99 ft²
1.11 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: E
Tenure: Freehold

