

Fletcher & Company

10 Wheeldon Avenue, Derby, DE22 1HN

Offers Around £295,000

Freehold



- A spacious Victorian terraced house
- Located in the sought after 'Six Streets' area of Derby
- Entrance Hall, inner hallway and cellar
- Sitting Room and dining room
- Modern fitted kitchen with integrated appliances
- Two double bedrooms
- Bathroom with modern white suite
- Boarded attic with skylight window(offering scope for full conversion)
- Delightful, enclosed rear garden
- Convenient for A38, A6, A50, Darley Park and Markeaton Park





Summary

Nestled in the highly sought-after 'Six Streets' area of Derby, this charming palisaded mid-terraced house offers a delightful blend of character and modern convenience. Spanning an impressive 1,180 square feet, the property is located within easy reach of Derby city centre, Darley Park, Markeaton Park and easy access to the A38, A50, A6 and Derby train station which provides direct access to London St Pancras and other major cities.

The accommodation includes an entrance hall, inner hallway, two reception rooms, a fitted kitchen, two generously proportioned bedrooms and a bathroom. A boarded attic with window is accessed via a fixed ladder and would make an excellent additional room, subject to the necessary planning and building regulation consent. Throughout the home, you will find an array of original, characterful features that add to its unique appeal.

A manageable, enclosed garden is to the rear with access and a useful outbuilding provides storage space.

This property presents an excellent opportunity for a range of home owners or investors looking to acquire a home in a vibrant and desirable neighbourhood. With its combination of original features, spacious living areas, and prime location, this house is sure to attract considerable interest.

F&C

Council Tax Band C

Accommodation

On The Ground Floor

Entrance Hall

17'8" x 3'1" (5.41 x 0.96)

Having a wooden entrance door with frosted glass inserts and a central heating radiator.



Inner Hallway

12'0" x 5'3" (3.68 x 1.61)

With a central heating radiator and access to the cellar. Stairs lead off to the first floor.



Lounge

12'2" x 11'8" (3.72 x 3.58)

Having an antique pine fireplace with Victorian style cast-iron and tiled surround with a black slate hearth housing a living flame gas fire. There is a central heating radiator, built in shelving to the alcove and an original bay window with sash openings to the front.



Dining Room

12'1" x 12'0" (3.69 x 3.66)

With a polished pine fireplace and marble effect hearth and surround housing a living flame gas fire. There is a built-in cupboard and shelving to the alcove, a dado rail, central heating radiator and a UPVC double glazed window to the rear.



Kitchen

12'6" x 6'10" (3.83 x 2.09)

Comprehensively fitted with a range of modern, white base cupboards, drawers and eyelevel units with a complementary worksurface over incorporating a stainless steel one and a half bowl sink/ drainer unit with mixer tap over. Integrated appliances include an electric oven, a gas hob, an extractor fan with light, a refrigerator and freezer. Having Metro style tiling to the walls, a tiled floor with underfloor heating, plumbing for an automatic washing machine and vent for a tumble dryer. A UPVC double glazed window to the side and a door provides access to the rear garden.



On The First Floor

Landing

15'0" x 13'0" x 5'3" x 2'8" (4.58 x 3.97 x 1.62 x 0.82)

Split landing with open, original balustrade and access is provided to the attic via fixed wooden ladder/steps.



Bedroom One

14'7" x 11'9" (4.46 x 3.60)

With an original Victorian fireplace, built in wardrobes and overhead cupboards to the alcoves, a central heating radiator and sash windows to the front elevation.



Bedroom Two

12'5" x 12'3" (3.81 x 3.74)

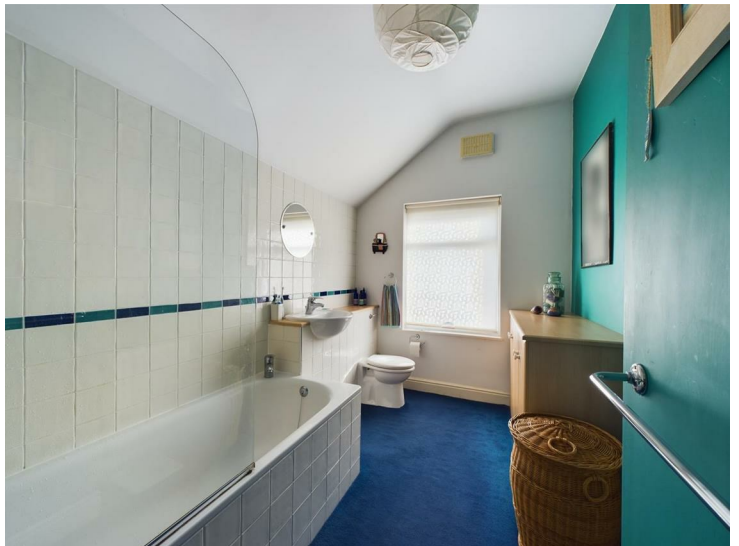
Having a central heating radiator and a UPVC double glazed window overlooking the rear garden.



Bathroom

12'6" x 6'11" (3.82 x 2.11)

Appointed with a three-piece modern white suite comprising a panelled bath with an electric shower over, glass shower screen and tiling to the splashback areas, a vanity wash hand basin and a low flush WC. There was a central heating radiator, a wall mounted mirror, towel rail, an extractor fan and a built-in airing cupboard. With a window to the rear.



Attic

15'10" x 11'11" (4.85 x 3.65)

Having a boarded floor, plastered walls, a wall mounted electric heater and a double glazed skylight window. Storage is available into the eaves and there is light and power.



Outside

To the front of the house is a fore garden with brick wall to the surround and a gate and path providing access to the front door.

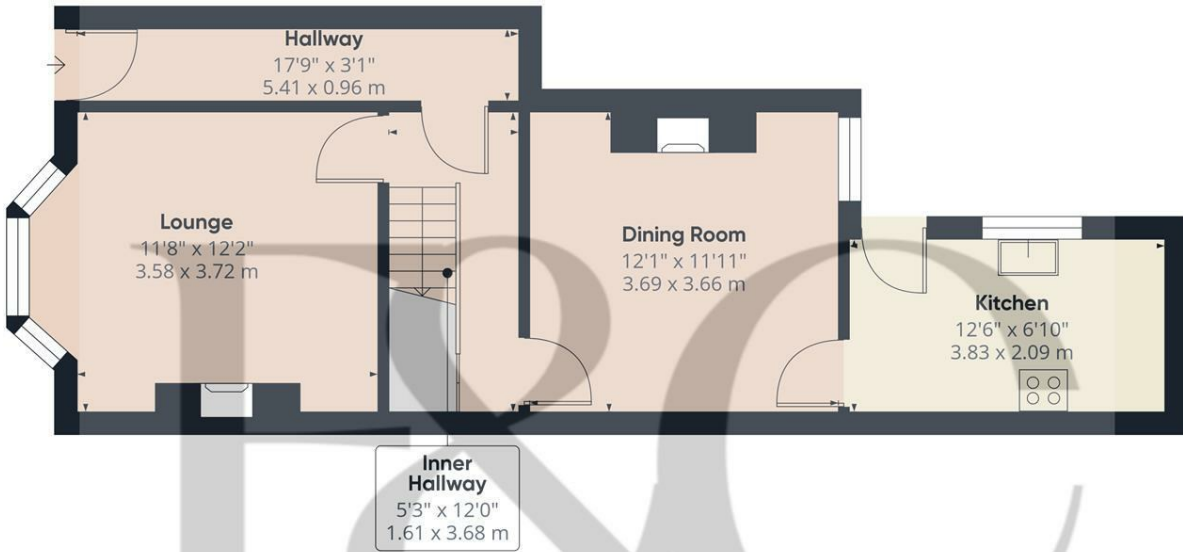
The rear garden has an enclosed surround with a paved patio and a garden beyond which has a block pave path and is well stocked with a variety of shrubs and flowering plants.

A brick outbuilding provides excellent storage space, has light, power, a UPVC double glazed window and a wall mounted boiler (serving domestic hot water and the central heating system).



The Location

The property's location just off Kedleston Road, within the sought after 'Six Streets' area offers easy access to an excellent range of amenities within close proximity including a small supermarket, café, pharmacy, Markeaton primary school, post office, barber shop, a real ale pub and regular bus service into Derby City centre. The location also gives easy access to Markeaton Park, Darley Park, connection to the A38, A50, A6 and Derby Train Station provides direct access to London St Pancras and other major cities.



Floor 0

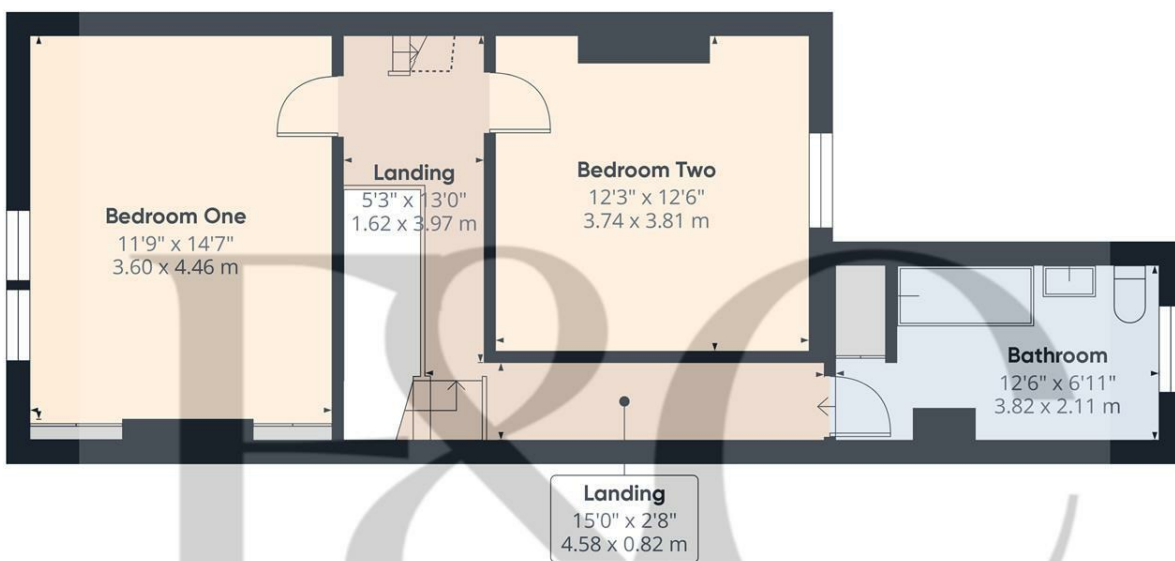
Approximate total area⁽¹⁾
497.83 ft²
46.25 m²

(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.

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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Floor 1

Approximate total area⁽¹⁾
498.15 ft²
46.28 m²

Reduced headroom
3.08 ft²
0.29 m²

(1) Excluding balconies and terraces.

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

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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		
(55-68) D	61	
(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: C
Tenure: Freehold

