

Fletcher & Company

77 Park Grove, Derby, DE22 1HG

Offers Over £399,950

Freehold



- Retains Much Original Character Throughout - PLUS GARAGE
- Spacious Well-Appointed Accommodation
- Ideal for a Family
- Double Glazed & Gas Central Heating
- Entrance Hall with Original Flooring
- Useful Basement
- Two Good Size Bedrooms
- Large Kitchen with Garden/Dining Room off
- Second Floor Bedroom & En-Suite Shower Room
- Larger than Average Garden & Good Sized Garage





Summary

A most impressive, four bedroom, bay fronted, palisaded, period terrace residence WITH GARAGE occupying a highly sought after location in the Six Streets area of Derby just off Kedleston Road.

This is a Victorian, period, four bedroom, palisaded terrace in a highly desirable location off Kedleston Road in the Six Streets area of Derby. Sold with the benefit of a garage, accessed off Newton's Walk, which is a rarity in this location And provides off-road parking and extra storage. The property also features a larger than average south facing rear garden with patio area.

Internally, the property retains much of its original character with original detail throughout comprising vestibule, entrance hall with original tiled floor, access to cellar, lounge to front with feature fireplace and box bay window, sitting room with French doors to garden and good sized fitted kitchen with fabulous garden/dining room off. The first floor semi-galleried landing leads to three bedrooms and bathroom. The second floor incorporates a further double bedroom with en-suite shower room.

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The Location

The property's location just off Kedleston Road allows for easy access to nearby amenities including small convenience store, post office, barbers, café, pharmacy, real ale pub and a regular bus service into Derby City centre. Markeaton primary school is close by. There is also easy access to beautiful Markeaton park and excellent transport links.

Accommodation

Ground Floor

Vestibule

3'6" x 3'5" (1.08 x 1.05)

A panelled entrance door with sealed unit double glazed fan light provides access to vestibule with panelled walls, original tiled floor and panelled and glazed door providing access to hallway.

Hallway

12'10" x 5'4" (3.92 x 1.65)

With continuation of the original tiled floor, central heating radiator, panelled wall, coving to ceiling, feature archway, staircase to first floor and access to cellar.



Lounge

15'2" x 12'5" (4.63 x 3.79)

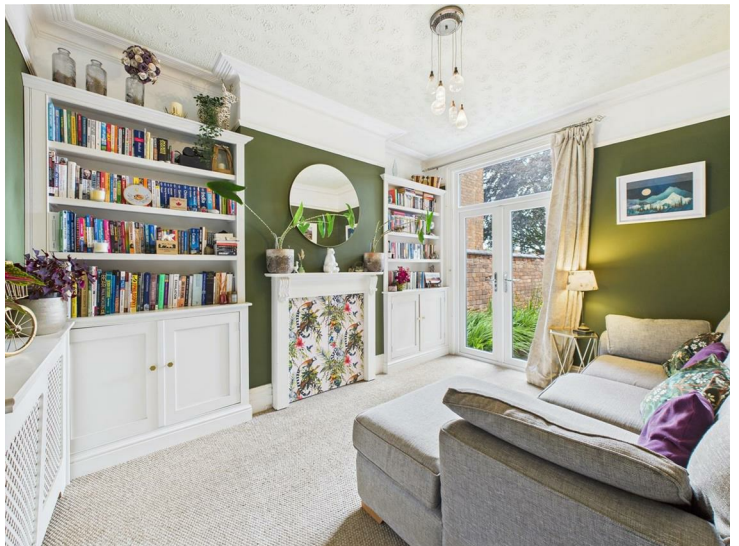
Having a feature fireplace incorporating decorative surround, raised tile hearth with cast iron interior and open fire grate, central heating radiator, coving to ceiling, picture rail, deep skirting boards, stripped wooden floorboards and sealed unit double glazed box bay window to front.



Sitting Room

12'7" x 10'0" (3.86 x 3.06)

With feature fire surround, bespoke storage and shelving to either chimney breast recess, central heating radiator, coving to ceiling, picture rail and double glazed French doors with fanlight over providing access to larger than average garden.



Kitchen

17'4" x 7'11" (5.30 x 2.43)

Comprising woodblock effect preparation surfaces, tiled surrounds, inset ceramic sink unit with flexible mixer tap, stylish fitted base cupboards and drawers, further floor to ceiling fitted cupboard, five plate gas range with extractor hood over, appliance spaces for American style fridge freezer, washing machine and dishwasher (all three available by separate negotiation), central heating radiator, wall mounted Worcester gas fired boiler, double glazed window to side and open access to fabulous garden/dining room.



Garden/Dining Room

8'11" x 8'0" (2.73 x 2.46)

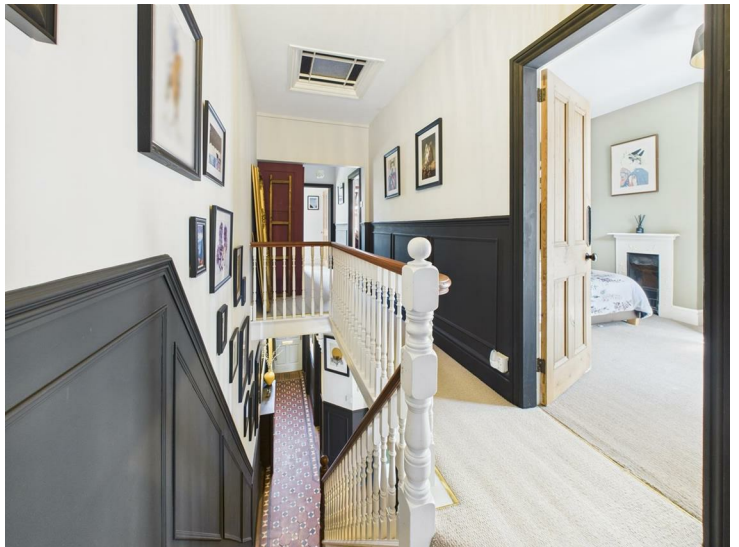
A wonderful additional to the accommodation, a pleasant spot to enjoy views over the gardens. Featuring double glazed windows, central heating radiator, French doors, rooflight and picture window to rear.



First Floor Landing

22'2" x 5'5" (6.76 x 1.67)

A spacious semi-galleried landing with bespoke fitted shelving beneath staircase to second floor, panelled door to inner landing with staircase to second floor and sealed unit double glazed window to front.



Bedroom One

15'3" x 10'7" (4.66 x 3.23)

Having a cast iron fireplace, central heating radiator and sealed unit double glazed box bay window to front.



Bedroom Two

12'9" x 10'2" (3.91 x 3.12)

With feature cast iron fire surround, central heating radiator and UPVC double glazed window to rear.



Bedroom Three

9'3" x 8'9" (2.83 x 2.68)

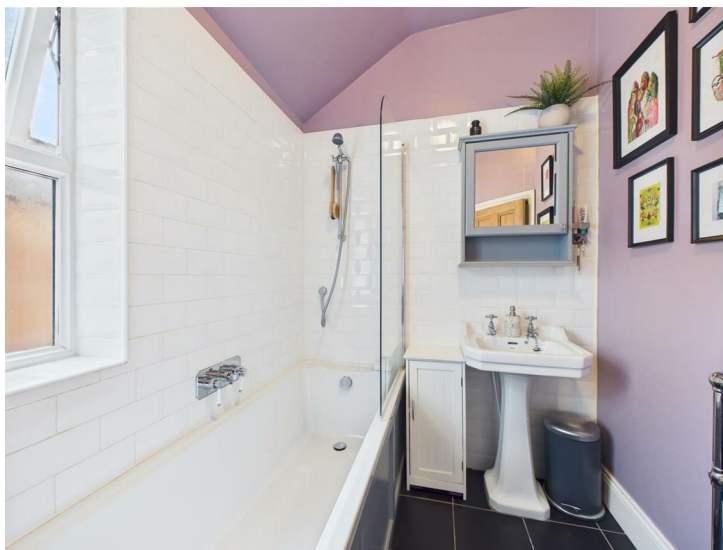
Having a central heating radiator and UPVC double glazed window to rear.



Bathroom

8'2" x 6'0" (2.50 x 1.83)

Appointed with a period style suite with low flush WC, pedestal wash handbasin, bath with shower over, towel radiator and UPVC double glazed window to side.



Second Floor Attic Room

15'3" x 12'4" (4.66 x 3.78)

A fabulous, large space with storage space to eaves, feature exposed purlins, two sealed unit double glazed Velux windows to front and one to rear and panelled and glazed leaded door to shower room.



Shower Room

5'8" x 5'8" (1.75 x 1.74)

Appointed with a low flush WC, pedestal wash handbasin, shower tray with Triton shower, chrome towel radiator and sealed unit double glazed Velux window to rear.



Outside

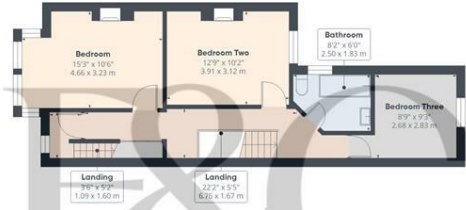
To the rear of the property is a fabulous south facing garden, one of the biggest in the Six Streets area, having an upper level pathway with steps leading down to a lower level stone patio with a superb backdrop of well-established borders containing flowering plants, shrubs and roses. An ideal area for entertaining. This gives way to a good sized lawn bounded by brick walling and mature trees. A true feature of this sale is the larger than average garage at the foot of the garden which is accessed from Newton's Walk to the rear. The garage has both front and rear vehicular access as well as a pedestrian door giving access into the garden. The garage has enough space for a large car and storage.



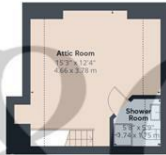
Council Tax Band C



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area[®]

1670 ft²
155.1 m²

Reduced headroom

55 ft²
5.2 m²

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	63	
(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: C
Tenure: Freehold

