

# Fletcher & Company

17 Woodland Road, Derby, DE22 1GF

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Price Guide £599,950

Freehold

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- Magnificent Victorian Detached Home
- Close to Darley Park, Markeaton Park & City Centre
- Two Reception Rooms
- Fabulous Open Plan Dining/Kitchen
- Five Double Bedrooms & Two Bathrooms
- Mature Private Garden
- Ideal Family Home - off Kedleston Road





## Summary

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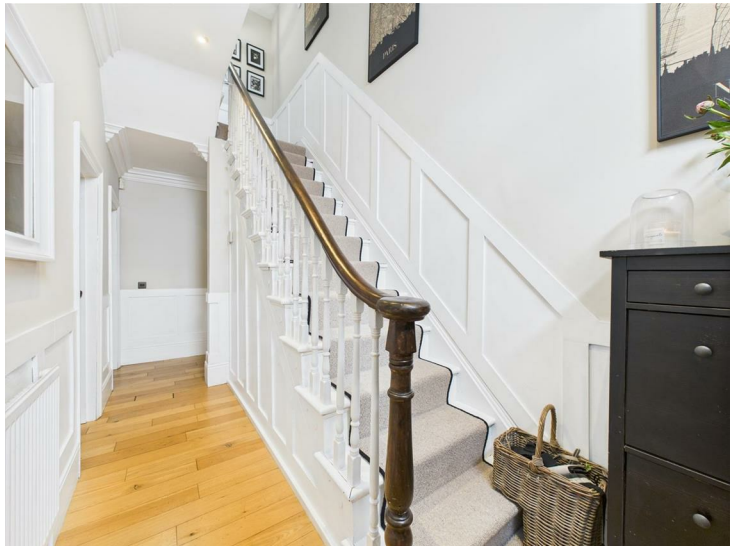
GREAT FAMILY HOME - A most spacious Victorian detached home with private garden, offering five double bedrooms. The property offers over 2050 square feet of living accommodation and generous room proportions. The property is situated in this highly sought after location between Kedleston Road and Duffield Road with easy access to Darley Park, Markeaton Park and Derby City Centre.

# F&C

## Ground Floor

### Hallway

Panelled glazed door with glazed fan light over, access to hallway, two central heating radiators, panelled staircase to first floor, oak floor coverings, cornice and recessed ceiling lighting, doorway to useful cellar and doorway to guest cloakroom



### Cellar

### Guest Cloakroom

Partly tiled with a period style white suite comprising low flush WC, pedestal wash hand basin, central heating radiator, recessed ceiling spotlighting, sealed unit double glazed sash window to the rear of the property.



### Sitting Room

11'2" x 16'10" (3.42m x 5.14m)

Most impressive feature fireplace incorporating decorative surround, tiled hearth, cast iron interior with decorative tiled slips, central heating radiator, cornice, picture rail and ceiling rose, UPVC double glazed cant bay window to front.



### **Lounge**

12'1" x 17'0" (3.69m x 5.19m)

Feature fireplace incorporating decorative surround, tiled hearth, cast iron interior with decorative tile slips. Two central heating radiators, Oak floor covering, cornice, picture rail and ceiling rose, feature window seat incorporating storage beneath the UPVC double glazed boxed bay window to the front.



### **Fabulous Open Plan Dining/Kitchen**

25'4" x 14'4" (7.74m x 4.39m)

#### **Dining Area**

Central heating radiator, cornice, sealed unit double glazed french doors to the rear garden.



## Kitchen Area

With solid wooden preparation surfaces, having tiled surrounds, inset Belfast sink with mixer tap, fitted base cupboards and draws and complimentary range of wall mounted cupboards. LED plinth lighting, appliance space suitable for a gas range cooker and an American style fridge/freezer, central heating radiator, plumbing for washing machine. Cornice and two sealed unit double glazed sash windows to rear elevation. The built in appliances in the kitchen area include fridge/freezer and dishwasher.



## First Floor Accomodation

### Split Level Landing

Featuring balustrade, cornice, central heating radiator, UPVC double glazed window to front, panelled door to:



### Double Bedroom One

12'5" x 14'0" (3.81m x 4.28m)

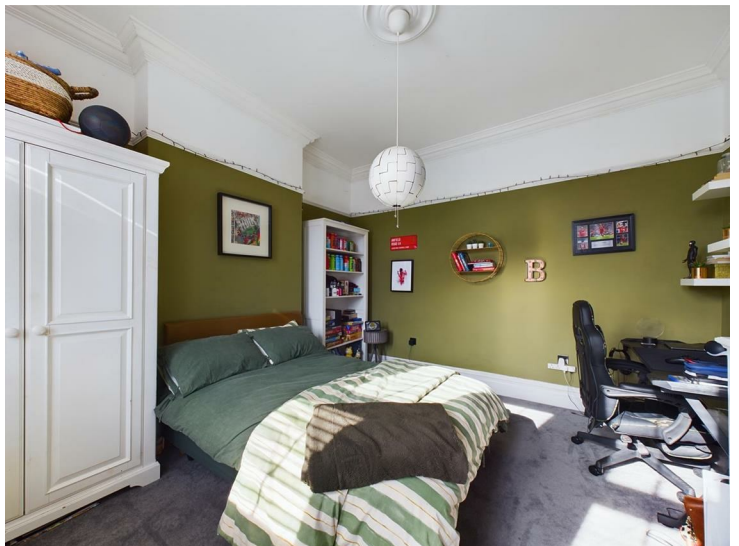
Central heating radiator, sealed unit double glazed sash window to rear.



### Double Bedroom Two

12'2" x 13'1" (3.71m x 3.99m)

With central heating radiator, cornice, picture rail and ceiling rose, UPVC double glazed window to front.



### Double Bedroom Three

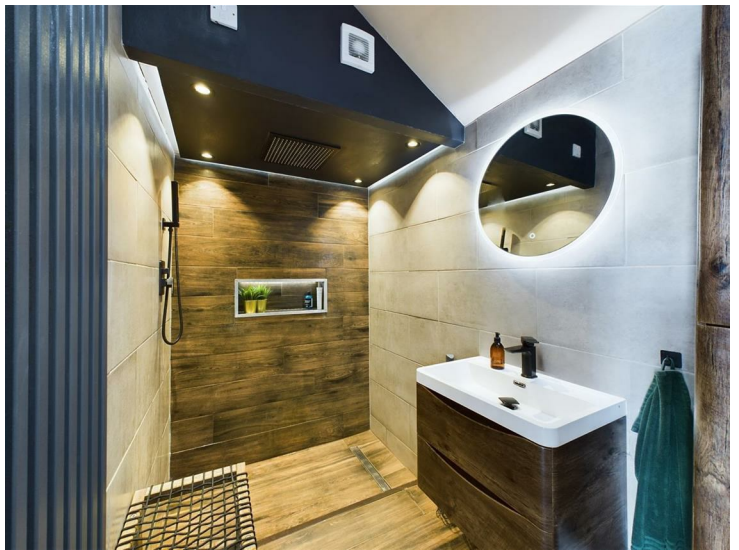
12'3" x 12'11" (3.74m x 3.95m )

Currently used as a dressing room, central heating radiator, cornice and ceiling rose, UPVC double glazed window to front., panel and glazed door to:



### Stylish En-Suite Shower Room

Suite comprising low flush WC, vanity unit with wash hand basin and draws beneath, large walk in shower area with rainfall shower head, further hand held shower attachment. Stylish floor to ceiling radiator, recessed ceiling lighting.



### Family Bathroom

11'10" x 9'8" (3.63m x 2.97m )

Partly tiled with a white suite comprising of low flush WC, pedestal wash hand basin, rolled edge, clawed foot bath with shower attachment, large walk-in shower cubical with integrated shower, central heating radiator, useful storage cupboard, recesses ceiling spotlighting, sealed unit double glazing sash window to rear.



### Second Floor Accommodation

#### Landing

Continuation of featured balustrade, central heating radiator, access to loft space, door to:

### Double Bedroom Four

13'1" x 14'0" (4.01m x 4.29m )

Central heating radiator, UPVC double glazed window to front.



### Double Bedroom Five

11'6" x 13'10" (3.53m x 4.23m )

Central heating radiator, UPVC double glazed window to front.



### Outside

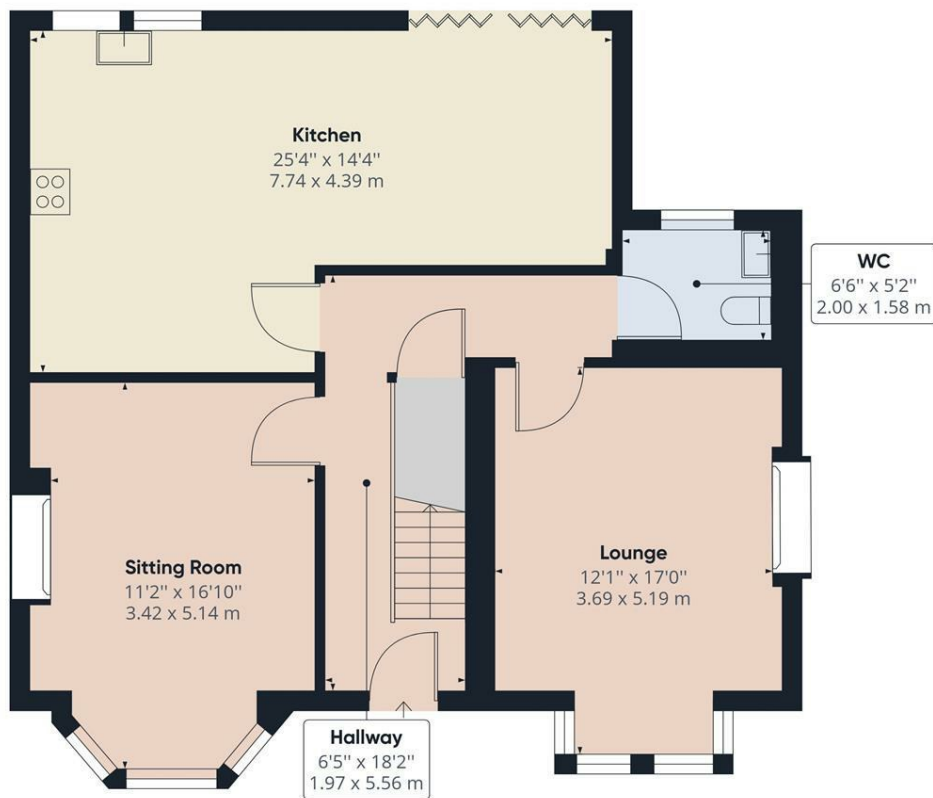
### Rear of Property

There is a split level garden with artificial lawn and block paving to the lower terrace with steps leading up to a raised lawn and herbaceous borders containing shrubs and trees. There is a fabulous decked seating/dining area to the foot of the garden and the offer of outdoor dining and entertaining.



### Front of the Property

Access to the front can be gained by gate to the side, and to the front of the property is a gravelled low maintenance walled garden.



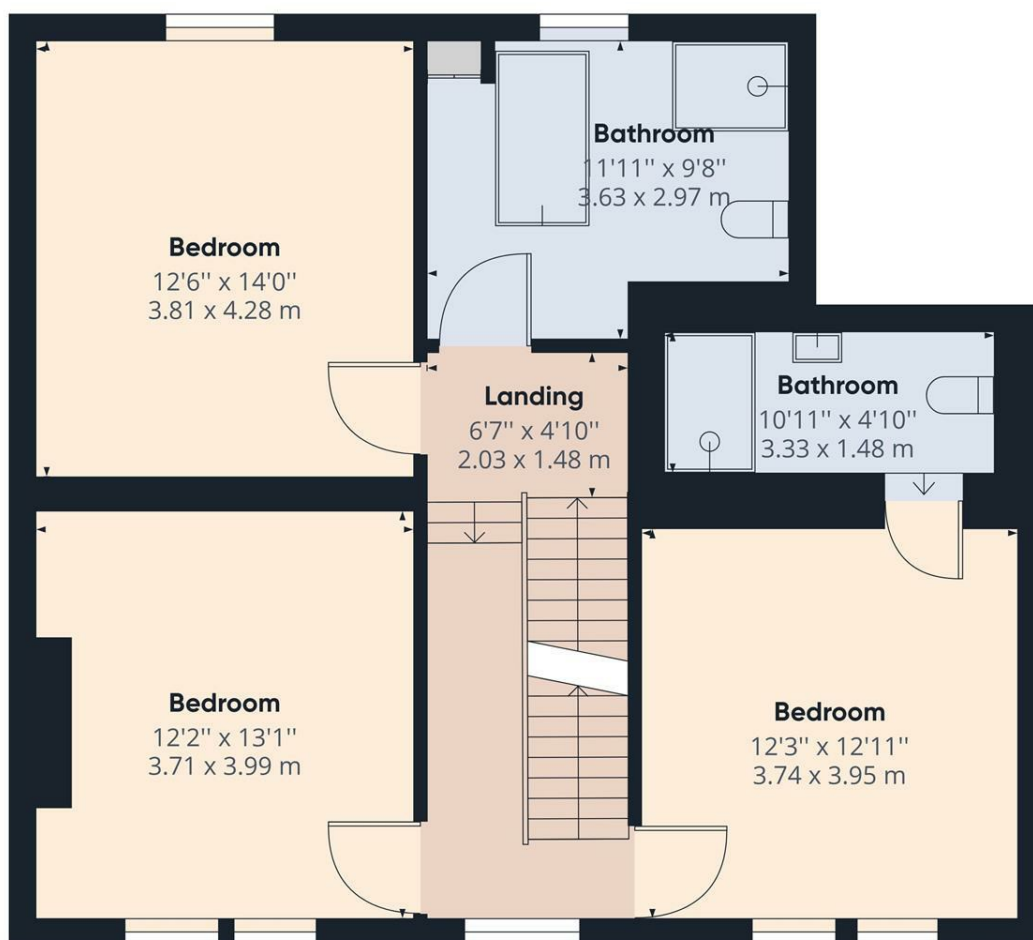
Floor 0

Approximate total area<sup>(1)</sup>  
866.52 ft<sup>2</sup>  
80.50 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.

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Floor 1

Approximate total area<sup>(1)</sup>  
780.59 ft<sup>2</sup>  
72.52 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>37</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band: F  
Tenure: Freehold

