

# Fletcher & Company

50 Stone Hill Road, Derby, DE23 6TJ

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Offers Around £295,000

Freehold

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- Impressive, Victorian Residence with Original Character Throughout
- Storm Porch & Entrance Hall with Minton Flooring
- Cellar & Fitted Guest Cloakroom
- Lounge & Sitting Room Both with Feature Fireplaces
- Fitted Kitchen with Conservatory Off
- Semi-Galleried Landing Leading to Three Double Bedrooms
- Period Style Bathroom
- Private Driveway
- Excellent Transport Links
- Littleover Community School Catchment Area







## Summary

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Littleover Community School Catchment Area - An impressive, three double bedroom, semi-detached Victorian residence occupying popular location in Derby off Burton Road. The property retains much of the original character throughout.

The accommodation comprises recessed storm porch, stained glass entrance door leading to entrance hall with Minton floor, giving access to cellar and fitted guest cloakroom. There is a sitting room to the front with beautiful feature fireplace and cant bay incorporating sash windows to front, separate lounge with feature fireplace and bay window to side and fitted kitchen with good sized conservatory off. On the first floor, there is a semi-galleried landing with seating area, three generous bedrooms and period style bathroom. The gardens lay mainly to the side and feature artificial lawn and paved patio area.

The property also comes with the benefit of a driveway which is a rarity in this location.

# F&C

## The Location

The property is located off Burton Road and there is easy access to Derby City Centre and a complete range of services. There is also schooling available within the locality at all levels, easy access to the ring road, Derby Royal Hospital, Wyvern Retail Park and excellent transport links.

## Accommodation

### Ground Floor

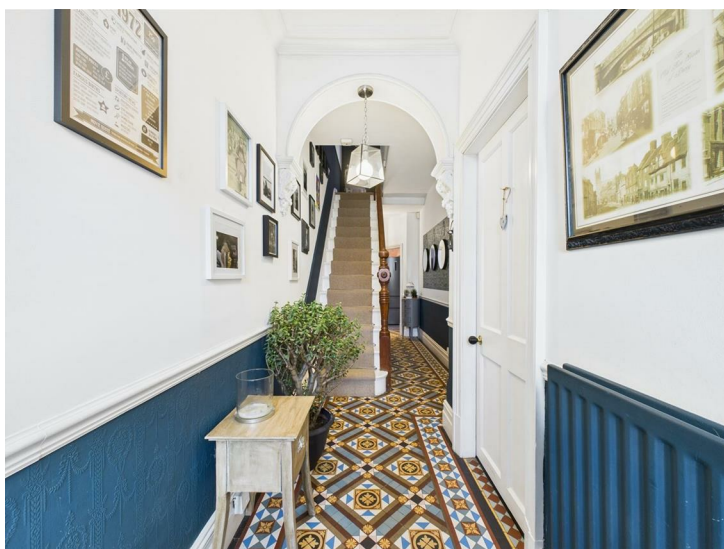
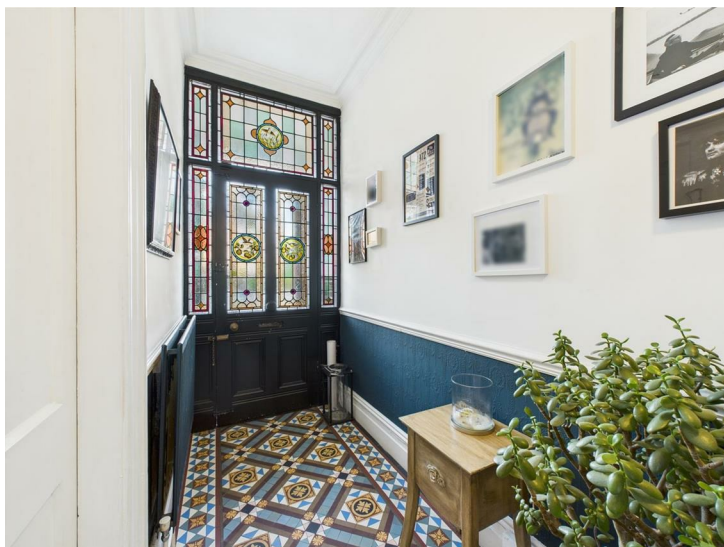
#### Storm Porch

There is a recessed storm porch with Minton floor which features glazed tile wall, original panelled and stained-glass entrance door with matching side lights providing access to an impressive entrance hall.

#### Entrance Hall

9'7" x 4'3" x 13'4" x 5'11" (2.93 x 1.31 x 4.08 x 1.81)

Featuring a continuation of the Minton floor, central heating radiator, cove cornice feature archway, Dedo rail, panelled staircase to first floor and door to useful cellar.





## Sitting Room

13'8" x 13'2" (4.17 x 4.02)

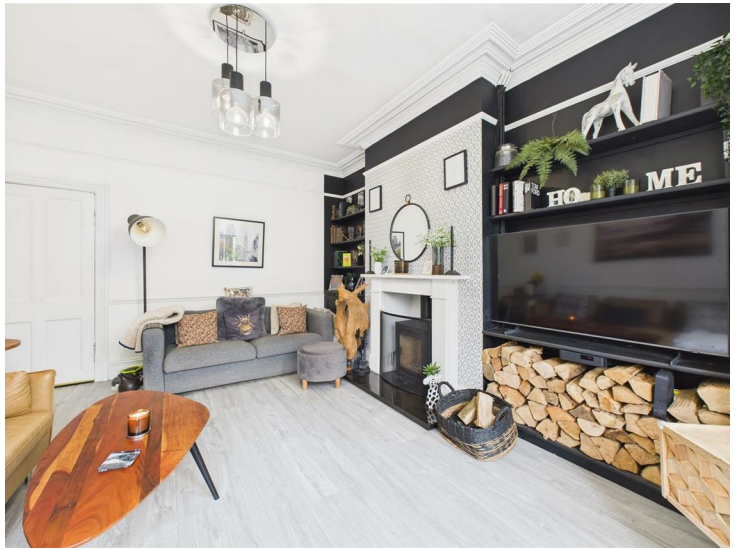
Having a beautiful, feature fireplace with raised hearth and open fire grate, central heating radiator, cove cornice, picture rail and cant bay window to front incorporating sash windows.



## Lounge

16'5" x 12'7" (5.02 x 3.84)

Having a feature cant bay window to side elevation incorporating sash windows, feature fireplace, decorative surround, granite cast iron log burner, radiator, cove cornice, picture rail and decorative coving.



## Kitchen

27'11" x 9'9" (8.52 x 2.98)

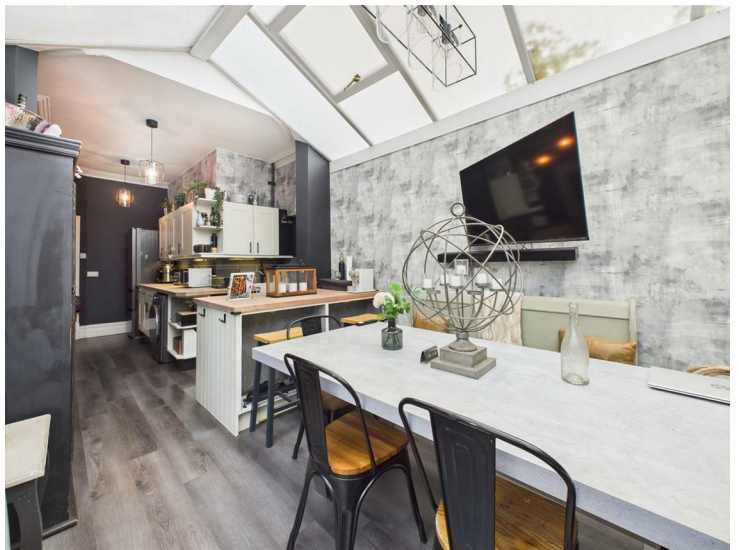
Comprising a range of woodwork preparation surfaces, tiled surround, ceramic sink unit with mixer tap, fitted base cupboards and drawers, complementary wall-mounted cupboards, open shelving, appliance space for gas range cooker, fridge freezer, washing machine, tumble dryer, cove cornice, central heating radiator and open access to conservatory.





### Conservatory

This is a brick base, UPVC double glazed construction which houses a very pleasant light and airy dining area with double glazed French doors to garden.



### Fitted Guest Cloakroom

3'7" x 3'1" (1.11 x 0.94)

Comprising low flush WC, wash handbasin and Minton floor.

### First Floor Accomodtaion

#### Semi-Galleried Landing

14'9" x 5'10" (4.52 x 1.80)

Having a pleasant seating area, feature balustrade, central heating radiator and access to loft space.



### Bedroom One

13'9" x 12'3" (4.20 x 3.74)

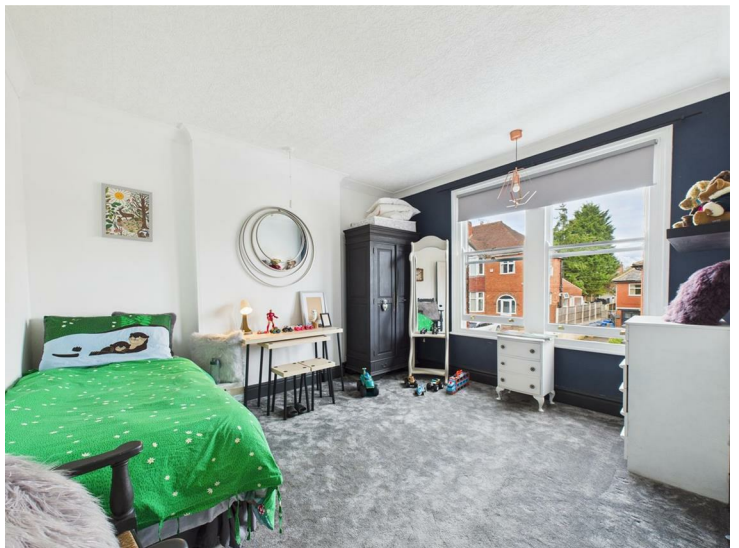
With central heating radiator, fitted wardrobes, chimney breast recess, feature wood panelled wall, decorative coving, picture rail, wooden floorboards and sash window to side elevation.



### Bedroom Two

13'1" x 10'11" (4.00 x 3.33)

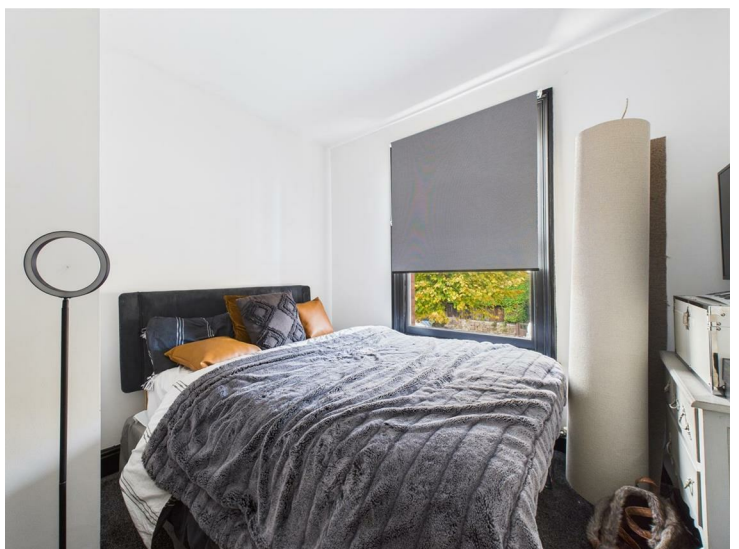
With central heating radiator, decorative coving and sash windows to front.



### Bedroom Three

12'10" x 9'1" (3.93 x 2.79)

With central heating radiator and sash window to side.

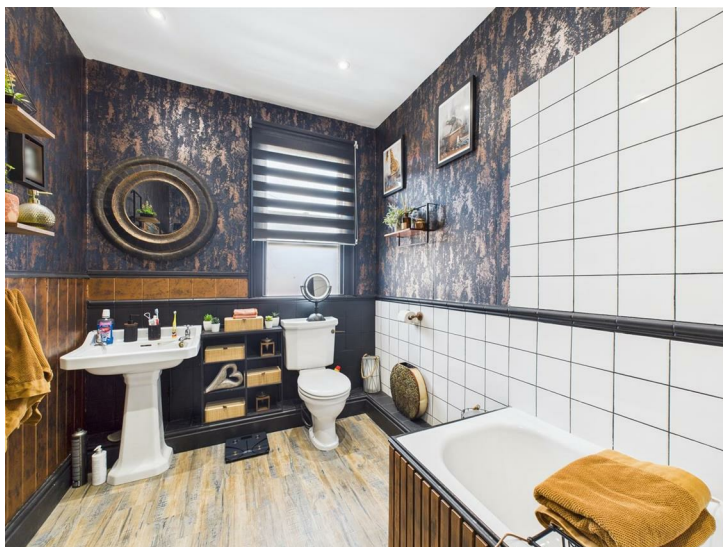




## Bathroom

10'7" x 7'0" (3.23 x 2.14)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, bath with shower over, central heating radiator, recessed spotlighting and sash window to front.



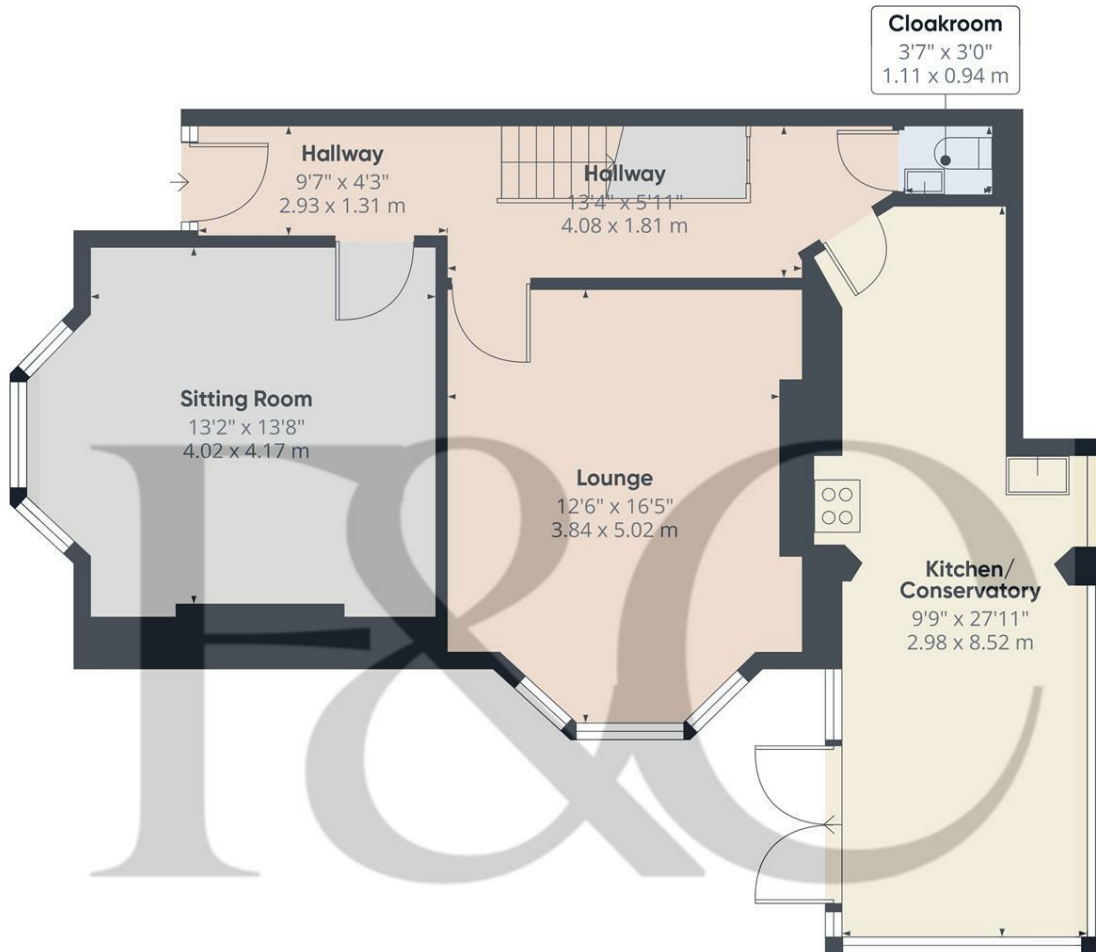
## Outside

The gardens lie predominantly to the side of the property, with feature patio area, artificial lawn, well screened from the road by neat hedging, further patio area and side gate giving access to front access.









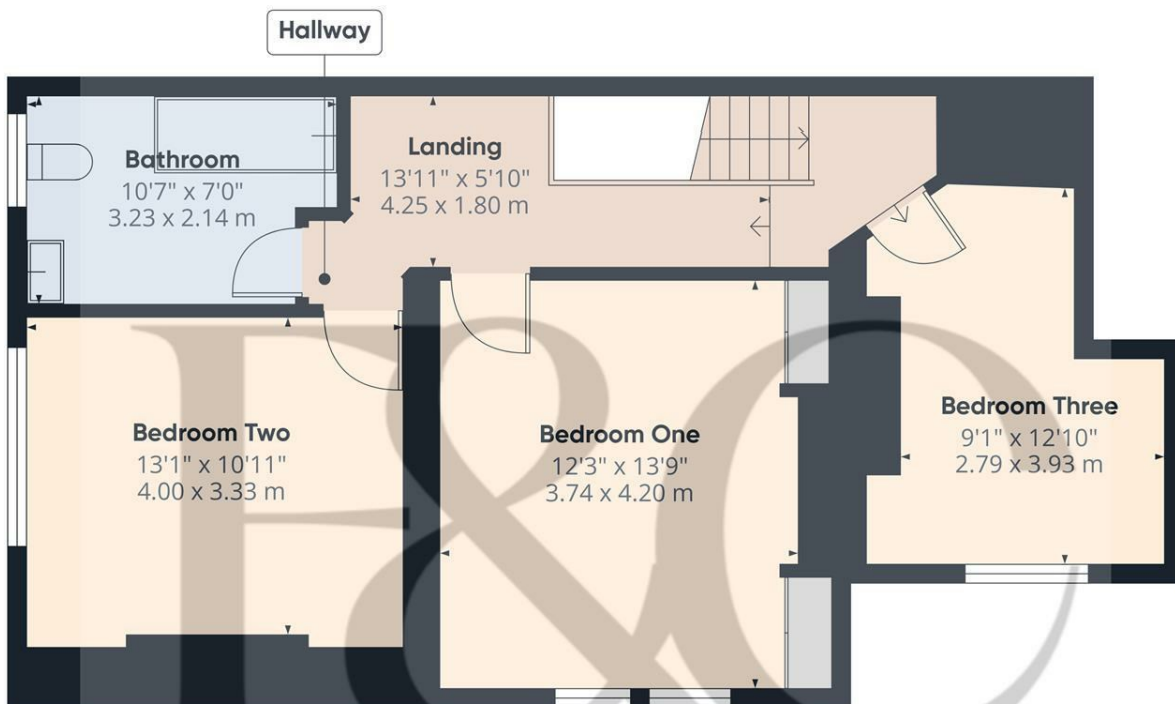
Floor 0

**Approximate total area<sup>m</sup>**  
805 ft<sup>2</sup>  
74.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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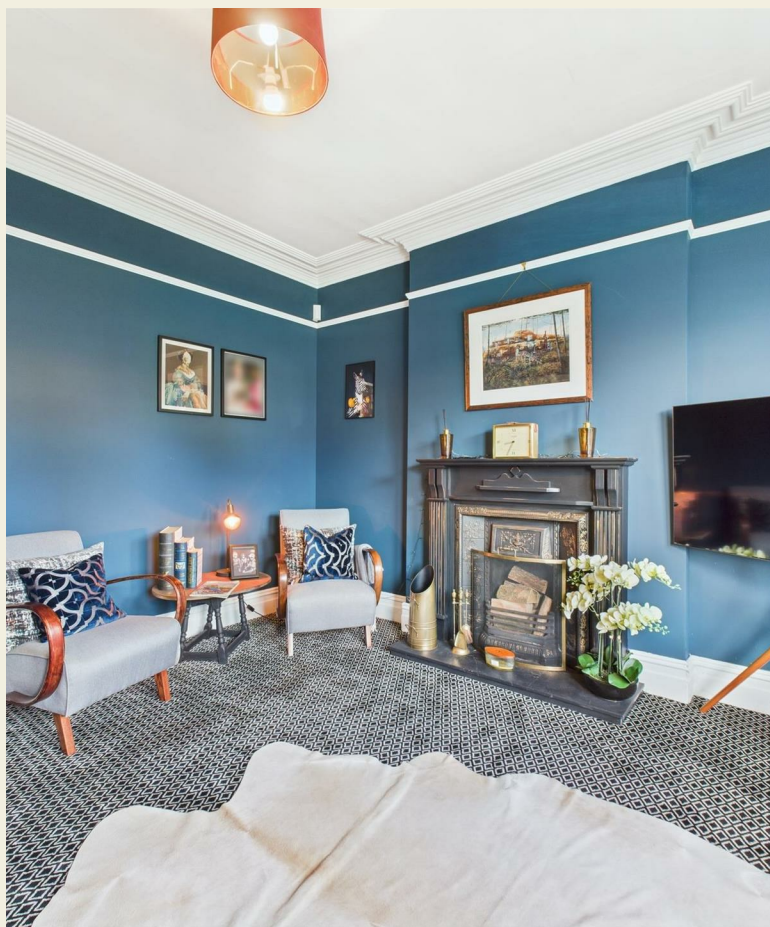
Floor 1

**Approximate total area<sup>m</sup>**  
589 ft<sup>2</sup>  
54.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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#### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

#### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

#### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

50 Stone Hill Road  
Derby  
DE23 6TJ

Council Tax Band: C  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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	