

Fletcher & Company

4 Wheeldon Avenue, Derby, DE22 1HN

Offers Around £355,000

Freehold



- Much Original Character Throughout
- Spacious & Versatile Accommodation
- Vestibule & Entrance Hall with Minton Floor
- Converted Basement to form Useable Room for Home Office/Gym plus Storage
- Two Reception Rooms with Feature Fireplaces
- Large Kitchen
- Four First Floor Bedrooms & Bathroom
- Enclosed Rear Garden
- Highly Convenient Location





Summary

A four bedroom, palisaded, end-terraced property located in the sort after Six Streets area of Derby.

This is a palisaded, four bedroom, end-terrace located within the popular Six Streets area of Derby. The property retains original features including Minton floor. The accommodation comprises vestibule, entrance hall, converted cellar and storage, front reception room with feature fireplace, middle reception room with feature fireplace which opens up onto a spacious kitchen. The first floor has a semi-galleried landing, four bedrooms and a bathroom. To the rear of the property is an enclosed garden featuring patio area, lawn and further decked seating area.

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The Location

The property's location just off Kedleston Road offers easy access to an excellent range of amenities within close proximity including 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, A38 and A52.

Accommodation

Ground Floor

Vestibule

A panel and glazed entrance door provides access to vestibule with Minton floor and panel and glazed entrance door.

Entrance Hall

21'2" x 5'5" (6.46 x 1.66)

With Minton floor, central heating radiator, staircase to first floor and access to lower ground floor.



Living Room

14'9" x 12'9" (4.52 x 3.91)

With beautiful feature fireplace incorporating decorative wooden surround, cast iron interior, decorative tiled slips and Living Flame fitted gas fire, central heating radiator, TV aerial point, corner covice and double glazed bay window to front.



Dining Room

12'2" x 11'5" (3.71 x 3.48)

With feature fireplace, decorative wooden surround, granite hearth, cast iron interior with Living Flame fitted gas fire, contemporary floor to ceiling radiator, corner covice and double glazed French doors to garden.



Spacious Kitchen

15'7" x 10'11" (4.77 x 3.35)

With granite effect preparation surfaces having tiled surrounds, inset one and a quarter stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complimentary wall mounted cupboards, inset four plate gas hob with built-in oven beneath, appliance spaces suitable for fridge freezer, dishwasher and washing machine, recessed ceiling spotlighting double glazed and French doors to garden.



Basement

14'0" x 12'5" (4.27 x 3.79)

With tiled flooring, central heating radiator, storage cupboard and latch door leading to a good sized room with central heating radiator and lighting. This would be an ideal room to work from home or offers very useful storage.

First Floor Landing

5'9" x 5'3" (1.77 x 1.61)

With a semi-galleried landing with feature balustrade and access to loft space.

Bedroom One

12'3" x 11'5" (3.74 x 3.48)

With central heating radiator and double glazed window to front.



Bedroom Two

12'5" x 9'7" (3.79 x 2.93)

With central heating radiator and double glazed window to rear.



Bedroom Three

9'1" x 7'6" (2.79 x 2.30)

With central heating radiator and double glazed window to rear.

Bedroom Four

10'10" x 7'7" (3.31 x 2.32)

With central heating radiator and double glazed window to front.

Bathroom

7'8" x 5'2" (2.34 x 1.58)

Partially tiled with a suite comprising low flush WC, vanity unit with wash handbasin with drawers beneath, panelled bath, chrome tower radiator and double glazed window to side.



Separate WC

7'6" x 2'4" (2.30 x 0.73)

With low flush WC and wash handbasin.

Outside

To the rear of the property is a pleasant enclosed rear garden partially walled and timber fenced. Featuring a lower-level patio area with steps leading up to an artificial lawn with further decked seating area at the foot of the garden. The garden offers a good degree of privacy due to mature trees and hedging.



Council Tax Band C



Approximate total area⁽¹⁾
572.21 ft²
53.16 m²

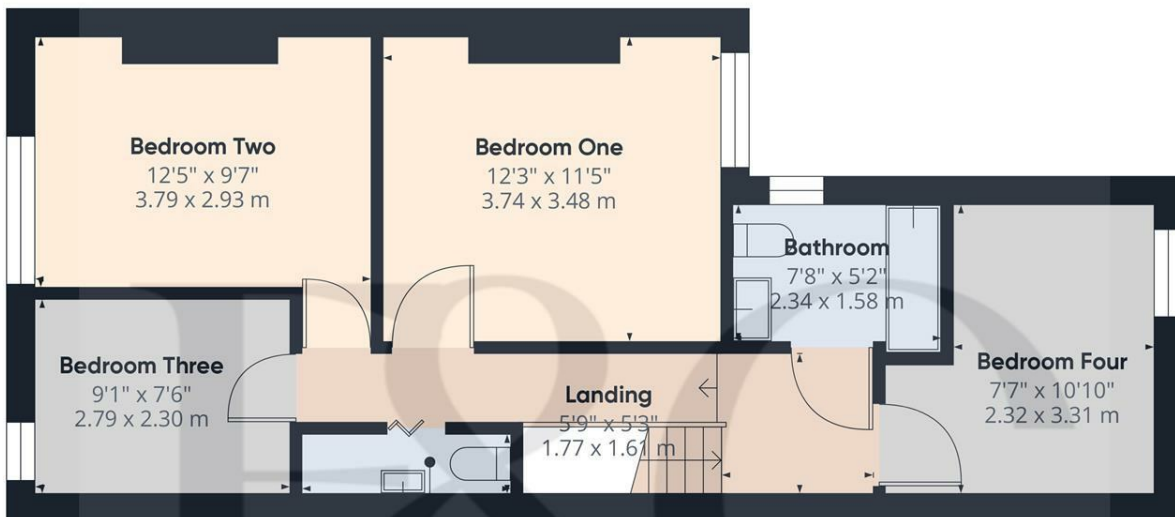
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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Floor 0



Approximate total area⁽¹⁾
554.77 ft²
51.54 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Floor 1



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4 Wheeldon Avenue
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 67 |
| (55-68) D | | |
| (39-54) E | 29 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |