

Whitaker Road

Derby, DE23 6AR



Lovely period family home with lots of character set within a sought-after location on a mature plot with lovely gardens, driveway and garage. Perfect for families with two generous reception rooms, dining kitchen, four bedrooms, first floor bathroom and a second separate WC.

£350,000

John German

Entrance to the property is via a hardwood arched entrance door that opens into a spacious entrance hall with doors leading off to the ground floor living accommodation, built-in cloaks cupboard and stairs to the first floor.

The dining room sits to the front of the house with a bay window overlooking the front garden, window to the side and a tiled feature fireplace.

The living room is located to the rear with a bay overlooking the rear garden fitted with French doors that open out onto the patio and a feature tiled fireplace.

The dining kitchen is fitted with an extensive range of base and eye level units, roll edge worksurfaces, inset stainless steel sink unit, tiled splashbacks, wall mounted central heating boiler, space for appliances, windows overlooking the rear garden and an entrance door to the side.

On the first floor a split level landing has a window overlooking the rear garden, the lower landing leads to a separate WC and bedroom four which is a good sized single room with a sloping ceiling and a window to the side. On the upper landing, doors lead to the remaining three double bedrooms and the main bathroom which is fitted with WC, pedestal wash basin and a panelled bath.

Outside the property is set back from the behind a conifer hedge and lawned front garden. To the side is a block paved driveway providing off road parking and access to an attached single garage. Gated access at the side leads along the side of the house where there is an outside WC and on to the rear garden. The garden is mainly laid to lawn with well stocked herbaceous borders and an extended paved patio.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

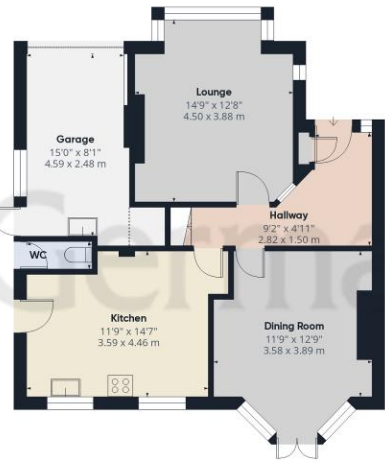
Local Authority/Tax Band: Derby City Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

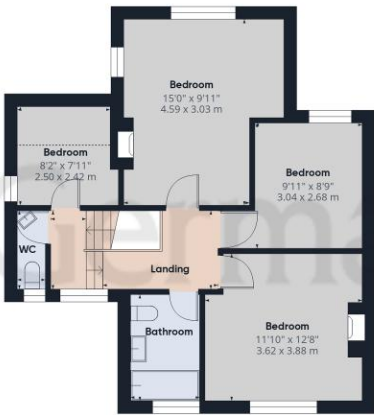
Our Ref: JGA/25062025

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Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
1361 ft²
126.4 m²

Reduced headroom
33 ft²
3 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
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Agents' Notes

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