

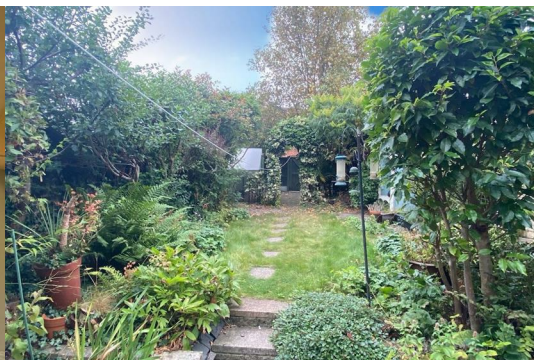


## 66 Park Grove, Derby, DE22 1HF

**£375,000**



Situated in the heart of Derby, this is a beautifully appointed three bedroom period home which benefits from a wealth of original features, complemented by gas central heating, double glazing and a delightful garden to the rear.



# 66 Park Grove, Derby, DE22 1HF

£375,000



## DIRECTIONS

Leave Derby city centre along Kedleston Road and turn right onto Wheeldon Avenue. A short distance along turn left onto Park Grove where the property is situated on the right hand side clearly identified by our "For Sale" board.

A fine period home in this sought after location retaining much original charm and featuring a large kitchen diner, three large bedrooms including an en-suite and with the potential to create off road parking to the rear. No Chain.

This delightful home comprises, an entrance lobby, entrance hall with galleried staircase leading to the first floor and access to a two compartment cellar, lounge with bay window overlooking the front elevation, separate dining room, to the rear is a spacious dining kitchen appointed with an attractive range of kitchen units. To the first floor there are three good sized bedrooms, the master bedroom having an en-suite, finally there is a main five piece family bathroom.

A particular feature of this property is the delightful garden to the rear which is well stocked with a mature variety of plants and shrubs, landscaped to include a patio, lawn and storage area. If required, the property

offers potential to create off road parking with vehicular access available to the rear. To the front is street parking, small forecourt with established hedge and steps to the front door.

Park Grove is a much sought after residential location within a short walk to the city centre with its wealth of bars, restaurants, Cathedral Quarter and indoor shopping centre. The property is situated within the "Six Streets" community and a short walk from Darley Park, Markeaton Park and University of Derby.

## ACCOMMODATION

Steps from the front courtyard lead up to the front door which opens to reveal:

### ENTRANCE LOBBY

Entering through a timber panelled front door with parquet styled floor and inset mat, wooden dado rail, moulded coving, inner glazed door to:

### HALLWAY

The impressive entrance hallway has a galleried staircase leading to the first floor, parquet style floor, wooden picture rail, inset ceiling spotlights, radiator, moulded coving with decorative moulded arch and access to the cellar. Steps lead down to a:

## TWO COMPARTMENT CELLAR

Which benefits from power and light.

## LOUNGE

12'8" x 15'9" (3.86m x 4.80m)

(Measurement taken to the centre of bay window)

The elegantly presented lounge has a walk in double glazed bay window with an elevated aspect over the front elevation and is complemented by oak flooring, feature fireplace with coal effect gas fire set within a decorative surround and there is a range of open shelving with useful cupboards beneath, wooden picture rail, moulded coving and double radiator.

## DINING ROOM

13'8" x 11'0" (4.17m x 3.35m)

The spacious dining room has an oak floor, double radiator, double glazed French doors opening to the rear elevation, feature fireplace with open hearth set within a decorative surround, open shelving, picture rail and moulded coving. Door with inset stained glass window.

## DINING KITCHEN

20'6" x 10'10" (6.25m x 3.30m)

The very spacious open plan dining kitchen is appointed with a generous range of wall and base units with attractive and traditionally styled range of cupboard and drawer fronts, granite effect laminate work surfaces, integrated double oven, four ring gas hob and extractor fan over, stainless steel sink, space for a washing machine, space for a freestanding fridge / freezer, ample space for dining table and chairs, two double glazed windows overlooking the rear elevation, additional side window and timber door, radiator.

## TO THE FIRST FLOOR

### LANDING

Spacious galleried landing with stained glazed access to the loft, wooden picture rail and useful storage cupboard.

### BEDROOM ONE

17'2" x 16'0" (5.23m x 4.88m)

(Maximum measurement taken to the centre



of the bay window)

The master bedroom, located at the front of the house, is a bright and airy room with a walk in double glazed bay window overlooking the front elevation, two radiators, quality oak flooring and moulded coving to the ceiling. Decorative feature fireplace.

### EN-SUITE

With low level WC, wash hand basin with splashback, shower with glazed screen, extractor fan and heated towel rail.

### BEDROOM TWO

13'8" x 11'0" (4.17m x 3.35m)

The large second bedroom has a double glazed window overlooking the rear elevation, decorative feature fireplace, picture rail and radiator.

### BEDROOM THREE

13'2" x 9'9" (4.01m x 2.97m)

(Maximum measurement taken into the lobby area)

With double glazed window to the rear

elevation, fitted storage cupboards, decorative feature fireplace, radiator.

### BATHROOM

9'9" x 6'9" (2.97m x 2.06m)

Appointed with a modern five piece suite comprising a large shower cubicle with electric shower, bath, wash basin sat on a vanity unit, WC and bidet, Amtico style flooring, double glazed obscure window, extractor fan and radiator.

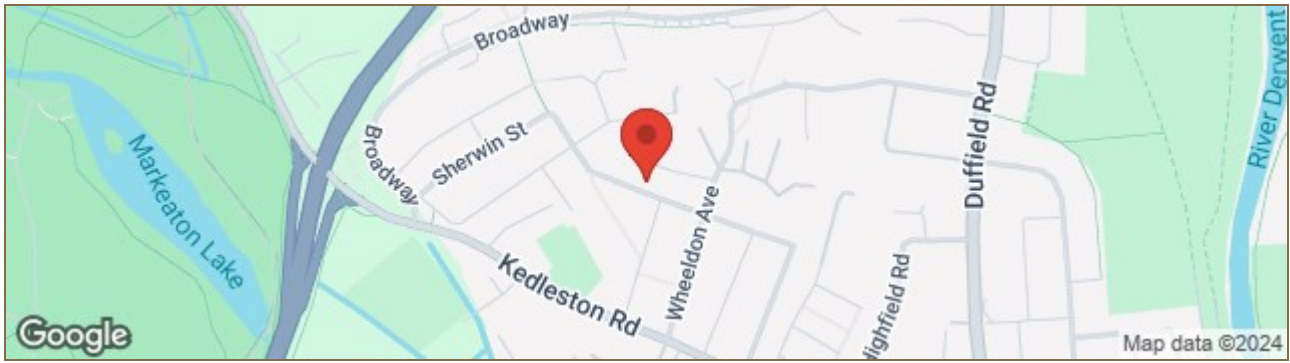
### OUTSIDE

A particular feature of this property is the delightful garden to the rear which is well stocked with a mature variety of plants and shrubs, landscaped to include a patio, lawn and storage area. If required, the property offers potential to create off road parking with vehicular access available to the rear. To the front is street parking, small forecourt with established hedge and steps to the front door.





## Road Map



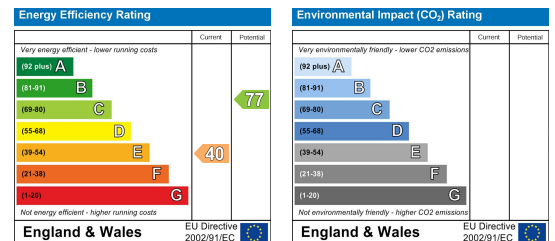
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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