



## 1 Newtons Walk, Derby, DE22 1LE

**£279,950**

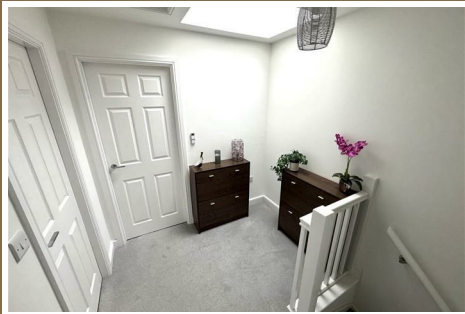


Situated in the heart of Derby, a short distance from the vibrant city centre and university, this is a beautifully appointed, two bedroom detached property which benefits from gas central heating, double glazing, patio garden and car parking to the front.



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## DIRECTIONS

Leave Derby city centre along Kedleston Road and turn right onto Broadway. Turn immediately right again onto Sherwin Street and at the top of the road follow the road around to the right onto Newtons Walk where the property is situated on the left.

The current vendor has spent considerable time and effort in the presentation of this delightful home which was originally constructed in the year 2020 and benefits from an architect's certificate. The accommodation comprises an entrance hall with staircase leading to the first floor and ground floor cloakroom. Large lounge with walk in bay window and spacious dining kitchen with integrated appliances and access to the rear. To the first floor are two good sized double bedrooms and a modern bathroom.

Outside the property benefits from a patio garden which is laid for ease of maintenance and to the front there is a block paved driveway with car standing for two vehicles.

Newtons Walk is situated in the "Six Streets" area of Derby which is a highly sought after residential location. The house benefits from being within easy reach of the vibrant city centre with its wealth of bars, restaurants and the Derbion shopping centre. The university is within walking distance.

The property has the benefit of Markeaton Park and Darley Park which are within a short walk and there are further shopping facilities provided by the shops on Kedleston Road.

This property benefits from being within walking distance of the highly sought after Markeaton School and within easy reach of the ring road giving onward travel to the A50, A52 and M1 corridor.

This property would ideally suit a first time buyer or investment purchaser looking for an affordable, easy to maintain home and should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed front door into:

### ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor, radiator, useful understairs storage cupboard and access to:

### CLOAKROOM

With low level WC, wash hand basin and radiator.

### LOUNGE

15'8" x 9'6" (4.78m x 2.90m)

(Measurement taken to the centre of the bay window)

With walk in double glazed bay window overlooking the front elevation, double radiator and TV point..

## DINING KITCHEN

13'6" x 16'3" (4.11m x 4.95m)

This is the focal point of the property and must be seen to be fully appreciated. The room is fitted with a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven, electric hob and shaped extractor over. The kitchen has a stainless steel sink unit with drainer and there is space for a washing machine, space for a dishwasher, integrated fridge, integrated freezer and inset ceiling spotlights. Storage cupboard with boiler providing domestic hot water and central heating.

## TO THE FIRST FLOOR

### LANDING

A bright and airy landing with access to the loft and high level remote controlled Velux style window.

### BEDROOM ONE

16'2" x 11'3" (4.93m x 3.43m)

With double glazed window, fitted wardrobes and double radiator.

## BEDROOM TWO

12'4" x 11'7" (3.76m x 3.53m)

(maximum measurement)

With double glazed window, fitted storage cupboard and double radiator.

## BATHROOM

6'2" x 6'6" (1.88m x 1.98m)

With low level WC, pedestal wash hand basin and shower cubicle with glazed screen, heated towel rail and high level Velux style window which is remote controlled.

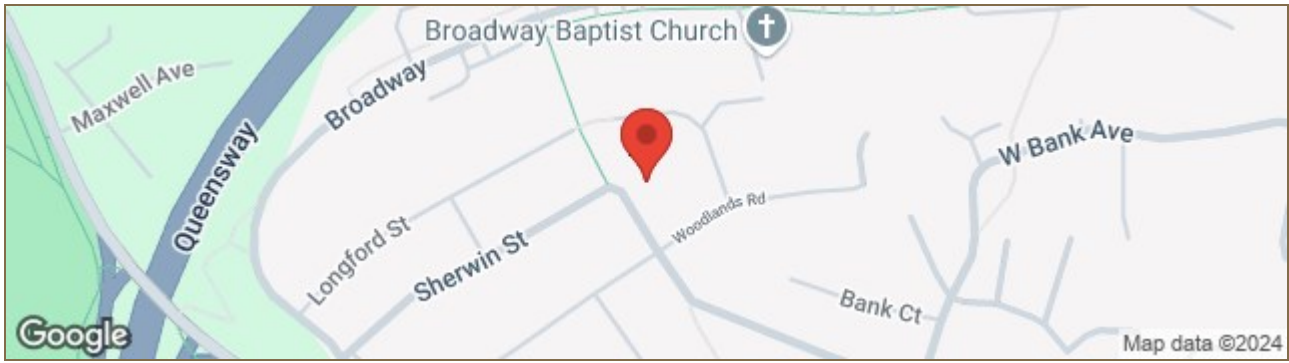
## OUTSIDE

Outside the property benefits from a patio garden to the rear which has been laid for ease of maintenance.

To the front elevation there is a block paved driveway with car standing for two vehicles.



## Road Map



## Viewing

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

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## Energy Efficiency Graph

