



## 208 Siddals Road, Derby, DE1 2PW

**£299,950**



A highly impressive and stylishly constructed three bedroom mid-townhouse offering 107m<sup>2</sup> of superb accommodation over three floors conveniently located between Derby train station and city centre. Constructed and Available Now.



# 208 Siddals Road, Derby, DE1 2PW

£299,950



These stunning new build homes epitomise city living and compromise on nothing. The striking architect design takes inspiration from the industrial era featuring a saw-tooth factory style roof with the modern inclusion of tall picture windows.

The thoughtfully planned and energy efficient interiors provide highly impressive and spacious living and sleeping accommodation comprising, entrance hallway with stairs leading to the first and second floors featuring a tall picture window, useful cupboard beneath, ground floor guest cloakroom and superb open plan dining kitchen fully integrated with appliances, sliding doors give access to an enclosed terrace, perfect for a morning coffee. To the first floor, there is a large reception room, perfect for multiple shared uses and featuring bi-folding doors opening onto a superb balcony with pleasant aspect, also on the first floor is double bedroom three / study. To the top and second floor, there is the principal bedroom with wardrobe recess and full ensuite with double width shower, double bedroom two also with wardrobe recess and main bathroom with shower over bath.

Externally, to the front and side of the property is a covered block paved car port,

storage area and driveway providing off road parking and with door leading to the rear terrace. There is also a superb first floor balcony with pleasant aspect over Harpur Gardens, a small public amenity space providing the perfect leafy backdrop.

A highly convenient location is also on offer. Positioned between Derby train station and the city centre, adjoining both Pride Park and Castelford re-development site, ease of access to many of the cities most in-demand areas could not be easier. There is also the nearby Raynesway site of Rolls Royce, connected by a pleasant cycle path, Bombardier main site and city hospital, both in the London Road area. The nearby city centre has the impressive Derbion (formally Westfield) indoor shopping centre, there are also a host of popular restaurants, bars and public houses.

For travel further afield, there are close connections onto the A38, A50 and A52 both leading to the M1 corridor. East Midlands airport is also easily connected by a frequent public transport service from the nearby train station.

A truly excellent opportunity to acquire a quality city centre located house.



## ACCOMMODATION

The accommodation is gas centrally heated throughout powered by an efficient combination boiler sited in the spacious loft area.

## GROUND FLOOR

### HALLWAY

Entering the property in a lobby area with stairs leading to the first floor and useful cupboard beneath.

### CLOAKROOM

Fitted with a low level WC and wash basin.

## LIVING KITCHEN

### KITCHEN AREA

10'2" x 9'7" (3.10m x 2.92m)

Stylishly appointed with a range of fitted wall and base units with contrasting work surfaces fully integrated with appliances to include, electric oven and hob, combination oven, fridge, freezer, dishwasher and washing machine.

## LIVING DINING AREA

11'7" x 8'11" (3.53m x 2.72m)

Open plan access from the kitchen with ample space for furniture, sliding doors lead onto a private block paved patio area with door leading into carport.

## FIRST FLOOR

### LANDING

With stairs continuing to the second floor.

### LIVING ROOM

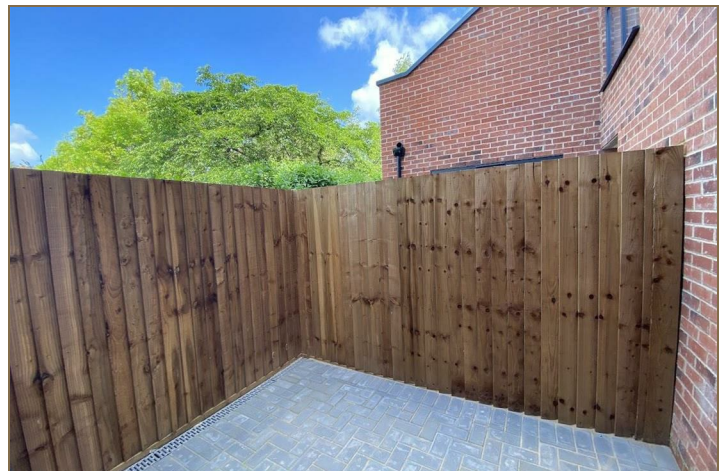
19'11" x 11'11" (6.07m x 3.63m)

A very large reception room, perfect for multi-use with bi folding doors opening out to a superb balcony, additional matching picture window, media connections and inset ceiling spotlights.

### BALCONY

11'10" x 9'2" (3.61m x 2.79m)

An excellent addition being fitted with quality composite decking and enclosed.



### **BEDROOM THREE/STUDY**

13'11" x 8' (4.24m x 2.44m)

UPVC double glazed window to the front elevation, wardrobe recess.

### **SECOND FLOOR**

#### **LANDING**

#### **BEDROOM ONE**

14' x 11' (4.27m x 3.35m)

A spacious principal bedroom suite with UPVC double glazed window to rear with pleasant outlook, wardrobes recess, access to a very tall loft area housing the boiler.

#### **EN-SUITE**

5'6" x 6' (1.68m x 1.83m)

Fitted with a double width cubicle with mains shower over, wash basin and WC.

#### **BEDROOM TWO**

13'11" x 11' (4.24m x 3.35m)

Tall picture UPVC double glazed window to the front elevation, wardrobes recesses.

### **BATHROOM**

6'7" x 5'6" (2.01m x 1.68m)

Fitted with a shower over bath, wash basin and WC.

### **OUTSIDE**

Externally, to the front and side of the property is a covered block paved car port, storage area and driveway providing off road parking and with door leading to the rear terrace. There is also a superb first floor balcony with pleasant aspect over Harper Gardens, a small public amenity space, providing the perfect leafy backdrop.

### **PLEASE NOTE**

The marketing images showing a furnished property have are artificial. The property is currently empty.

The floorplan is of Plot 3, the layout of Plot 2 will be flipped horizontally.



A garage door is soon to be installed to Plot 2 enclosing the existing carport to create secure parking space/garage.

Plot 3 is also available for sale. This is the identical property although the layout is flipped and has a carport not garage.

**PLEASE NOTE**

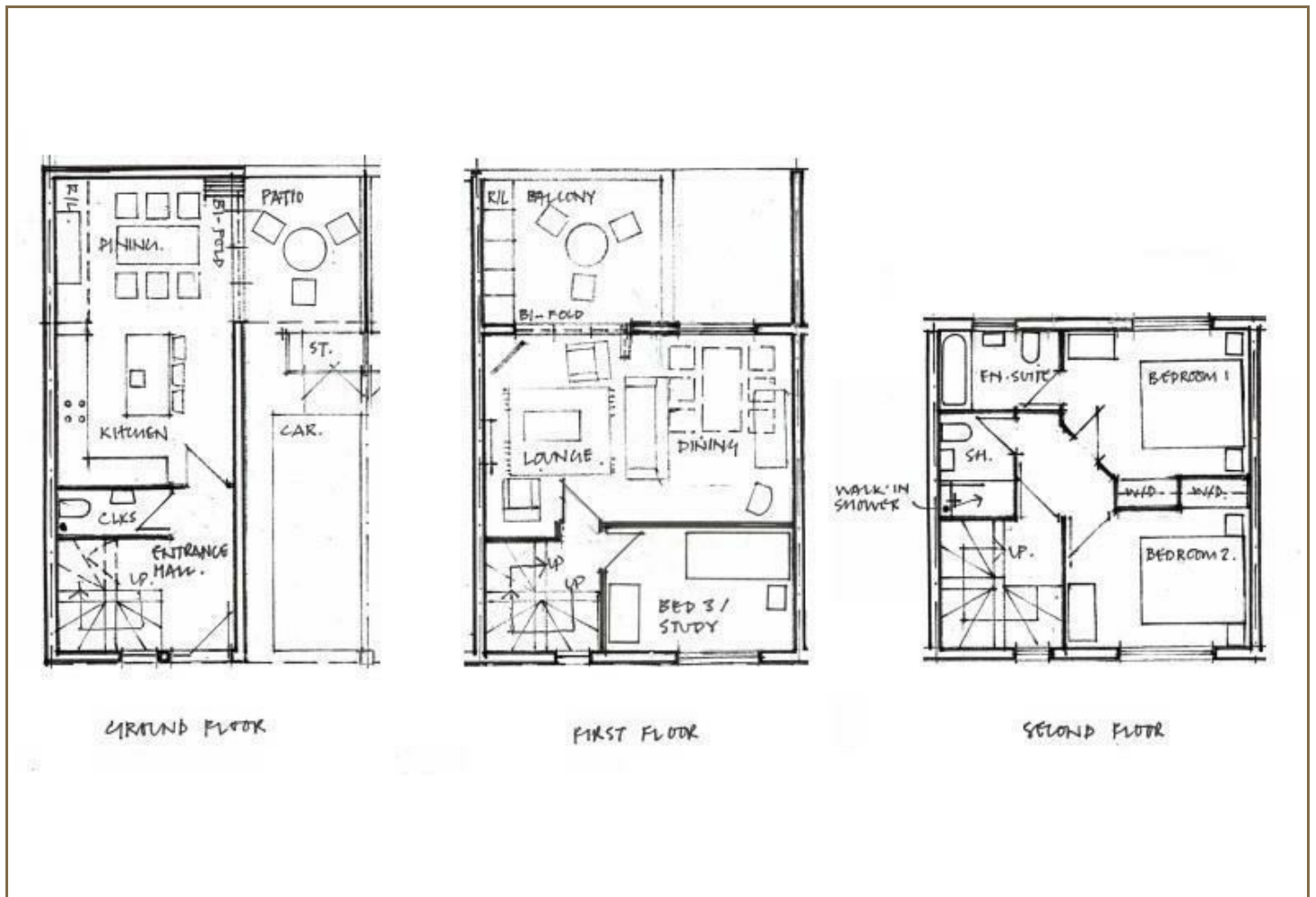
The Energy Performance Certificate is yet to be confirmed, this is the predicted rating.



## Road Map



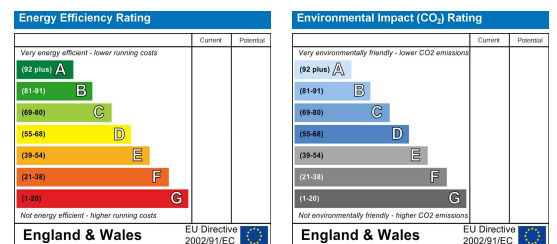
## Floor Plan



## 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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