



## 234 Kedleston Old Road, Derby, DE22 1GA

**Offers Over £435,000**



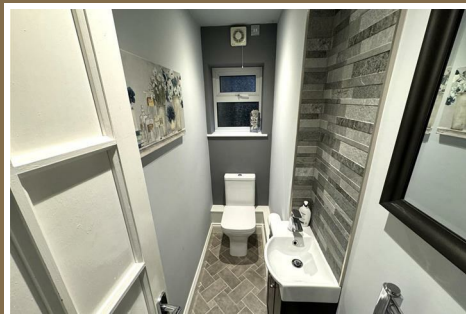
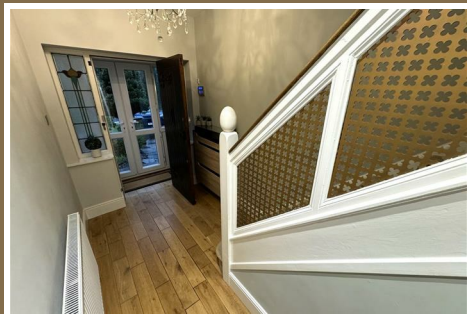
Situated in the heart of Derby, only a short distance from the vibrant city centre, this is a well appointed detached property on a private road which benefits from gas central heating, double glazing, driveway and garage.





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## DIRECTIONS

Leave Derby city centre along Kedleston Road and proceed over the A38 bridge before turning right onto Kedleston Old Road. The property is situated on the left hand side clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of the delightful home which in brief comprises an entrance porch with access to a spacious entrance hall which has an under stairs storage cupboard and ground floor cloakroom. The property is further complemented by a lounge, dining room and beautifully appointed kitchen with integrated appliances and access to a conservatory. To the first floor are four good sized bedrooms and there is a recently refitted bathroom with Jacuzzi bath, "his and hers" sinks and a large glazed shower cubicle.

Outside the property benefits from a generous lawned garden to the rear with a patio area and to the front there is a further garden, driveway and access to a garage with electrically operated doors.

The property is situated within a highly sought after location within a short distance of the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The property is opposite Markeaton Park and close to Darley Park and the University and brilliantly placed for access

to the A38, giving access to the A50, A52 and M1 beyond.

Viewing highly recommended.

## ACCOMMODATION

Entering the property through double glazed front double doors into:

### ENTRANCE PORCH

With front door leading to hallway.

### HALLWAY

Spacious entrance hallway with radiator, staircase leading to the first floor, inset ceiling spotlights, smoke alarm and useful under stairs storage cupboard.

### CLOAKROOM

Recently refitted to include a low level WC, wash hand basin with storage cupboard beneath, heated towel rail and frosted double glazed window.

### LOUNGE

10'7" x 14'1" (3.23m x 4.29m)

(Measurement taken to the centre of the bay window)

Situated at the front of the property, the formal lounge has a feature fireplace with coal effect gas fire set within a decorative surround, TV point and radiator.

### DINING ROOM

10'7" x 14'6" (3.23m x 4.42m)

(Measurement taken to the centre of the bay window)

With walk in double glazed bay window overlooking the rear elevation with door leading to the rear. The room has ample space for a dining table and radiator.

### **KITCHEN**

14'2" x 8'4" (4.32m x 2.54m)

The recently refitted kitchen is the focal point of the property and must be seen to be fully appreciated. The room has a range of quality work surface/preparation areas, wall and base units and there is an integrated electric double oven, five ring gas hob and extractor over. The kitchen has a Belfast style sink with mixer tap beneath a double glazed bay window overlooking the conservatory and there is space for a freestanding fridge freezer, fan heater, space for dishwasher, space for washing machine, inset ceiling spotlights, Bluetooth speakers, glass display cabinets and double glazed door to:

### **CONSERVATORY**

10' x 9'4" (3.05m x 2.84m)

This particularly useful addition to the

property has extended the ground floor accommodation to include an excellent space which has delightful views over the garden, double glazed windows, double glazed doors to the garden and additional benefit of a radiator so that the room can be used all year round.

### **TO THE FIRST FLOOR**

#### **LANDING**

With access to the partially boarded loft, radiator, smoke alarm and frosted double glazed window with stained glass inset to the side elevation.

#### **BEDROOM ONE**

14'11" x 10'7" (4.55m x 3.23m)

(Measurement taken to the centre of the bay window)

With walk in double glazed bay window overlooking the front elevation, radiator and wardrobes with sliding doors.





## BEDROOM TWO

10'3" x 11'3" (3.12m x 3.43m)

(Measurement taken to the centre of the bay window and to the front of the wardrobe doors)

With walk in double glazed bay window overlooking the front elevation with incorporates a seat and storage space below, radiator and wardrobes.

## BEDROOM THREE

9'3" x 14'5" (2.82m x 4.39m)

(Measurement taken to the centre of the bay window and to the front of the wardrobe doors)

With walk in double glazed bay window overlooking the rear elevation, radiator and wardrobes.

## BEDROOM FOUR

7'9" x 6'3" (2.36m x 1.91m)

Ideal for use as a study or nursery, this room has a radiator and Velux style window.

## BATHROOM

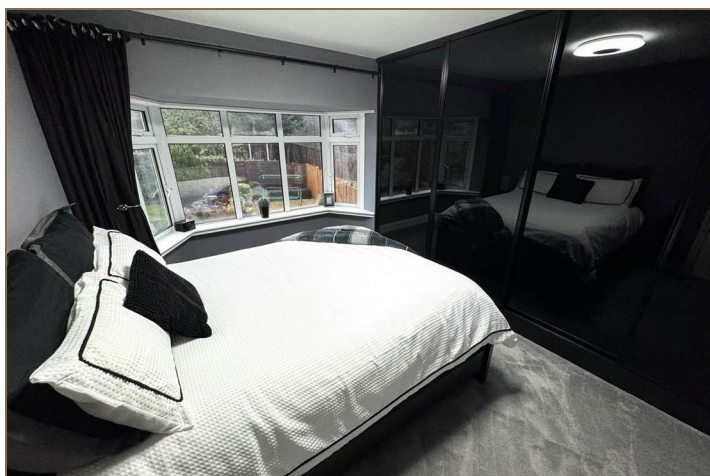
6'10" x 10' (2.08m x 3.05m)

Recently refitted to include a low level WC, "his and hers" wash hand basin with mixer tap and a large Jacuzzi bath with mixer tap and shower attachment. The room is further complemented by a large glazed shower cubicle with rainfall style shower and hand held attachment. There is a heated towel rail, heated mirror, underfloor heating, inset ceiling spotlights and frosted double glazed window to the rear elevation. Bluetooth speakers.

## OUTSIDE

Outside the property benefits from a generous lawned garden to the rear which is not overlook with a large patio area, pathways and garden shed. Gated access to both sides of the property.

To the front pf the house there is a further garden, driveway and access to:



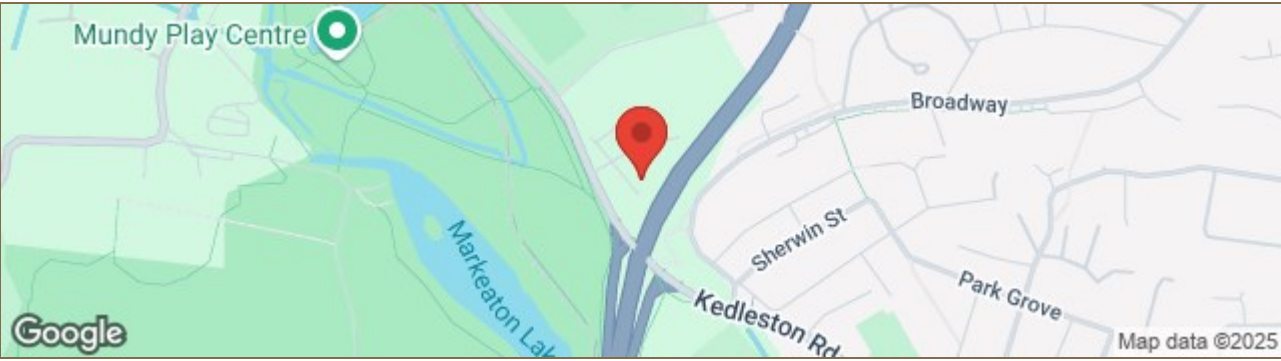


## SINGLE GARAGE

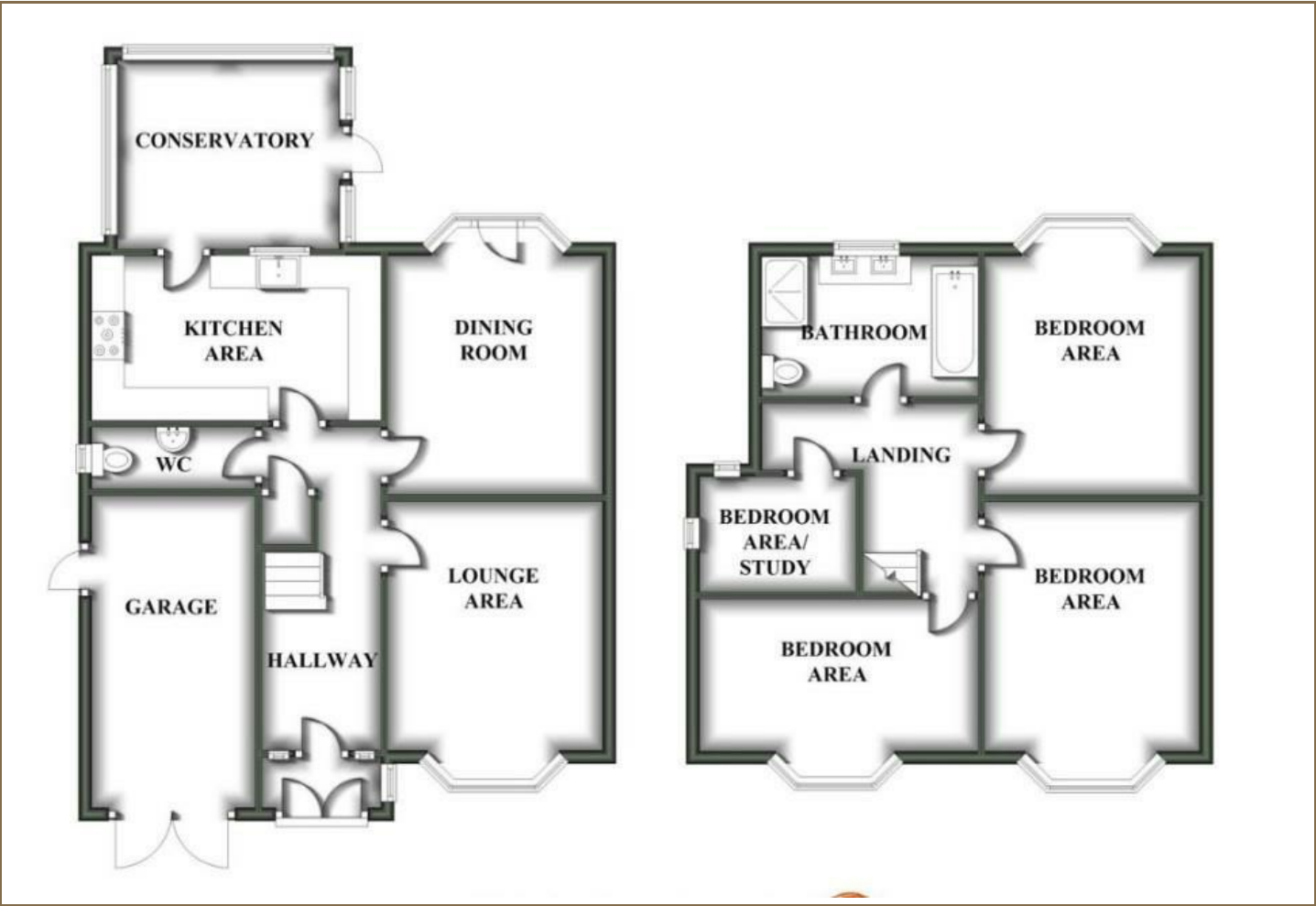
With power, light and electrically operated door.



## Road Map



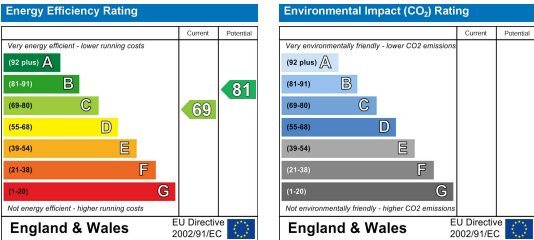
## Floor Plan



## 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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