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Trowels Lane, Off Uttoxeter New Road,
Derby

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Trowels Lane, Derby, DE22 3LS

Offers in excess of £350,000



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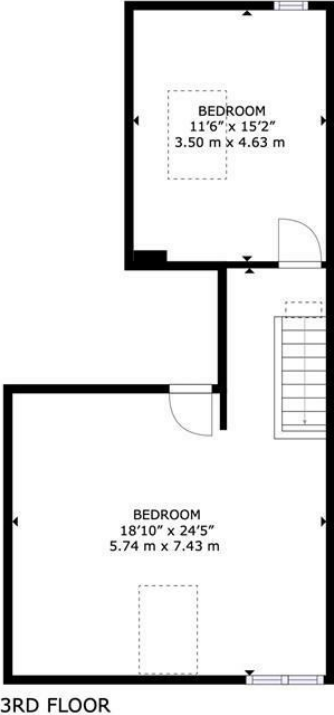
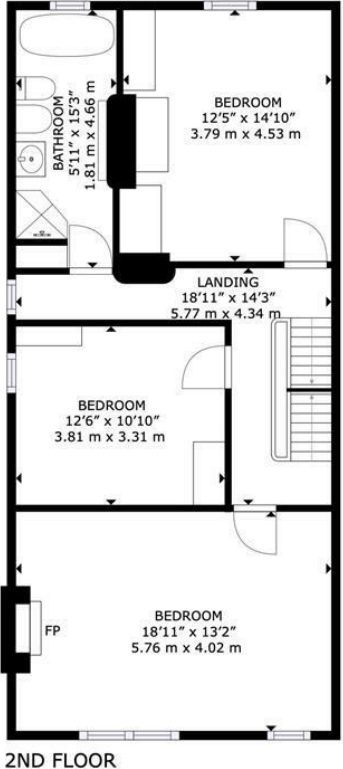
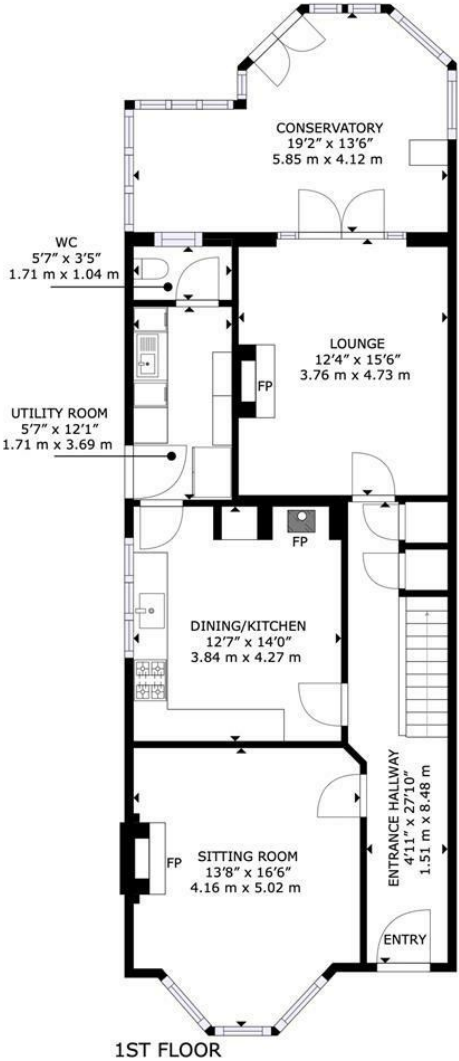


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Floor Plan



GROSS INTERNAL AREA
 1ST FLOOR: 1,021 sq. ft, 95 m², 2ND FLOOR: 797 sq. ft, 74 m²
 3RD FLOOR: 524 sq. ft, 48 m²
 TOTAL: 2,342 sq. ft, 217 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





MOST SPACIOUS THREE STOREY PERIOD HOME - A most attractive spacious late Victorian semi-detached residence of immense style and character, offering over 2300 square feet of living accommodation over three floors. The property occupies this most sought after and convenient location off Uttoxeter New Road, close to the Royal Derby Hospital which is located just few minutes walk away, whilst also being well positioned close to Mickleover, Littleover and Derby City Centre.

This beautiful character home retains a fabulous wealth of original features, which must be seen to be fully appreciated, including Minton flooring, panelled staircase, coved cornice, picture rails, deep skirting boards and period style fireplaces.

The accommodation is deceptively spacious and highly versatile, due to the number of rooms on offer. The property has gas central heating and double glazing where stated. In brief comprising: beautiful entrance porch, entrance hallway with minton tiled floor and panelled staircase, cellar, sitting room with bay window, lounge, spacious conservatory, dining kitchen with log burner, separate utility room and wc.

The first floor landing leads to three generous double bedrooms and period style five piece bathroom suite. The second floor leads to two further generous double bedrooms.

Outside, the property has a block paved driveway and a delightful private and enclosed south facing rear garden. The delightful mature rear garden is generous in size and offers an excellent degree of privacy. The garden has a block paved seating area with timber framed pergola. There is also a generous area laid to lawn, well stocked planting borders and the garden is planted with an array of mature trees plants and shrubs.

- Most Spacious Period Semi-Detached Home
- Over 2300 Square Feet of Living Accommodation
- Sitting Room, Lounge & Spacious Conservatory
- Driveway & Delightful Private & Enclosed South Facing Rear Garden
- Close to Littleover & Mickleover with Excellent Amenities
- Wealth of Character & Charm
- Porch, Entrance Hall, Cellar, Dining Kitchen, Utility Room & WC
- Five Double Bedrooms & Period Style Five Piece Bathroom
- Close to Royal Derby Hospital
- Easy Access to Derby City Centre







LOCALITY & AMENITIES

The property's location is just off Uttoxeter New Road and close to the Royal Derby Hospital and within easy access of Derby City centre via several regular bus services. The property is also well positioned for access to excellent local amenities in Littleover and Mickleover and there is Kingsway Retail Park with a Sainsbury's supermarket and other major retail outlets.

Derby City centre offers a full range of amenities including the impressive Derbion shopping centre, the Cathedral Quarter with many boutiques, bars and restaurants along with Sadler Gate and Friar Gate.

The property is well placed for local private schools with Derby High School, Derby Grammar School for Boys and Repton School all within easy access.

Excellent transport links are close by with easy access onto the A38, A50 and A52, which provide onward travel to the main motorway network and other regional centres.

THE ACCOMMODATION

GROUND FLOOR

Porch

With quarry tiled floor, single glazed windows to front and side elevations.

Entrance Hallway

With beautiful period panelled entrance door with frosted glass inset window, Minton tiled floor, feature archway, panelled staircase leading to the first floor landing with solid wood hand rails and spindles, central heating radiator, stairs giving access to the cellar, useful cloaks cupboard with shelving, doors giving access to;

CELLAR

Two compartment cellar, power and light, gas meter, electric meter, wall mounted electrical fusebox.

Sitting Room

16'6 into bay x 13'8 (5.03m into bay x 4.17m)

With feature fireplace with slate surround and ceramic tiled hearth, inset living flame coal effect gas fire, ornate coving to ceiling, ceiling rose, feature bay window with inset uPVC double glazed windows, TV and telephone point,

Dining Kitchen

14'0 x 12'7 (4.27m x 3.84m)

Fitted with a range of white panelled wall, base and drawer units, roll edge laminate wood block effect worksurfaces over, stand alone gas fuel range cooker with 8 ring gas hob and double oven, ceramic tiled splashbacks, extractor canopy over, inset ceramic Belfast sink with traditional style mixer tap, chimney breast housing a multi fuel log burner, feature internal window with stain glass and leaded effect, central heating radiator, quarry tiled floor, uPVC double glazed window to the side elevation, coving to ceiling, panelled door giving access to;

Utility Room

12'1 x 5'7 (3.68m x 1.70m)

With a range of built in cupboards including base units, tall built in cupboard housing the Baxi combination boiler, wall mounted units, roll edge laminate wood block effect worksurfaces over, stainless steel one and a half bowl sink drainer unit with swan neck style mixer tap, low level appliance space for drier and plumbing for automatic washing machine, quarry tiled floor, traditional wood panelled door with glazed window above giving access to the side pathway and internal panelled door giving access to;

Downstairs WC

Fitted with a low level WC , uPVC double glazed window to the rear elevation, quarry tiled

Lounge

15'6 x 12'4 (4.72m x 3.76m)

With period fireplace with a pine wood surround and cast iron fireplace with tiled insets, slate tiled hearth, living flame coal effect gas fire, stripped wooden floorboards, central heating radiator, ornate coving to ceiling, ceiling rose, TV point, uPVC double glazed French doors opening out into the conservatory.

Spacious Conservatory

19'2 x 13'6 (5.84m x 4.11m)

Built from a brick base wall construction with ceramic tiled floor, uPVC double glazed windows, uPVC double glazed French doors opening out on to the rear garden, angled polycarbonate roof with two built in sky light windows.

FIRST FLOOR

Landing

With stairs from the entrance hallway and doors giving access to;

Main Bedroom

18'11 x 13'2 (5.77m x 4.01m)

A spacious main bedroom suite has a period cast iron fireplace with tiled insets and tiled hearth, slate surround, wooden picture rail, ornate coving to ceiling, three uPVC double glazed windows to the front elevation, TV point.

Bedroom Two

14'10 x 12'5 (4.52m x 3.78m)

With beech effect laminate flooring, central heating radiator, ornate coving to ceiling and uPVC double glazed window to rear elevation,

Bedroom Three

12'6 x 10'10 (3.81m x 3.30m)

With stripped wooden floorboards, partially wood panelled walls with wooden dado rail, central heating radiator and uPVC double glazed window to the rear elevation.

Five Piece Period Style Bathroom

15'3 x 5'11 (4.65m x 1.80m)

Including a feature roll top bath with clawed feet and Victorian style mixer attachment, high flush WC, bidet, pedestal wash hand basin, corner shower with antique brass effect wall mounted mains fed shower unit with shower attachment and rainfall shower, partially ceramic tiled walls, wall mounted mirror with wall mounted lighting, tiled effect floor, central heating radiator with decorative cover over, obscure uPVC double glazed window to the rear elevation.

SECOND FLOOR

Landing Area

Providing access to;

Bedroom Four

24'5 maximum x 18'10 (7.44m maximum x 5.74m)

Open plan access from the landing, dormer window to the front elevation with two inset uPVC double glazed windows, Velux double glazed window to the front elevation, feature brick chimney breast, painted wood panelling to the walls, storage cupboard in the eaves, central heating radiator, vaulted ceiling, doorway giving access to;

Bedroom Five

15'2 x 11'6 into eaves (4.62m x 3.51m into eaves)

With beech effect laminate flooring, pine clad wall to the rear elevation, exposed beams, uPVC double glazed window to the rear elevation, Velux double glazed window to the side elevation.

OUTSIDE

Frontage & Driveway

There is a block paved driveway at the front of the property with decorative hedging and timber gated access leading to side pathway access to the beautiful private and enclosed rear garden.

Enclosed Rear Garden

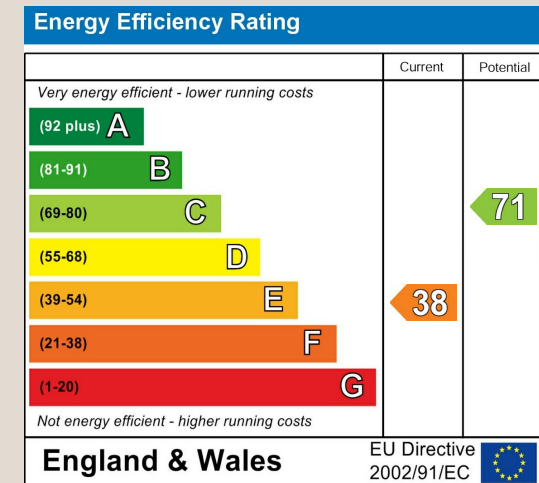
The garden has a block paved seating area with timber framed pergola with fig tree and crawling vine. There is a brick built barbecue area, generous area laid to lawn, gravelled pathway, well stocked planting borders and the garden is planted with an array of mature trees plants and shrubs.

Council Tax Band

Band D - Derby City Council



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

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