

curranbirds.co

Longford Street, Off Kedleston Road,
Derby

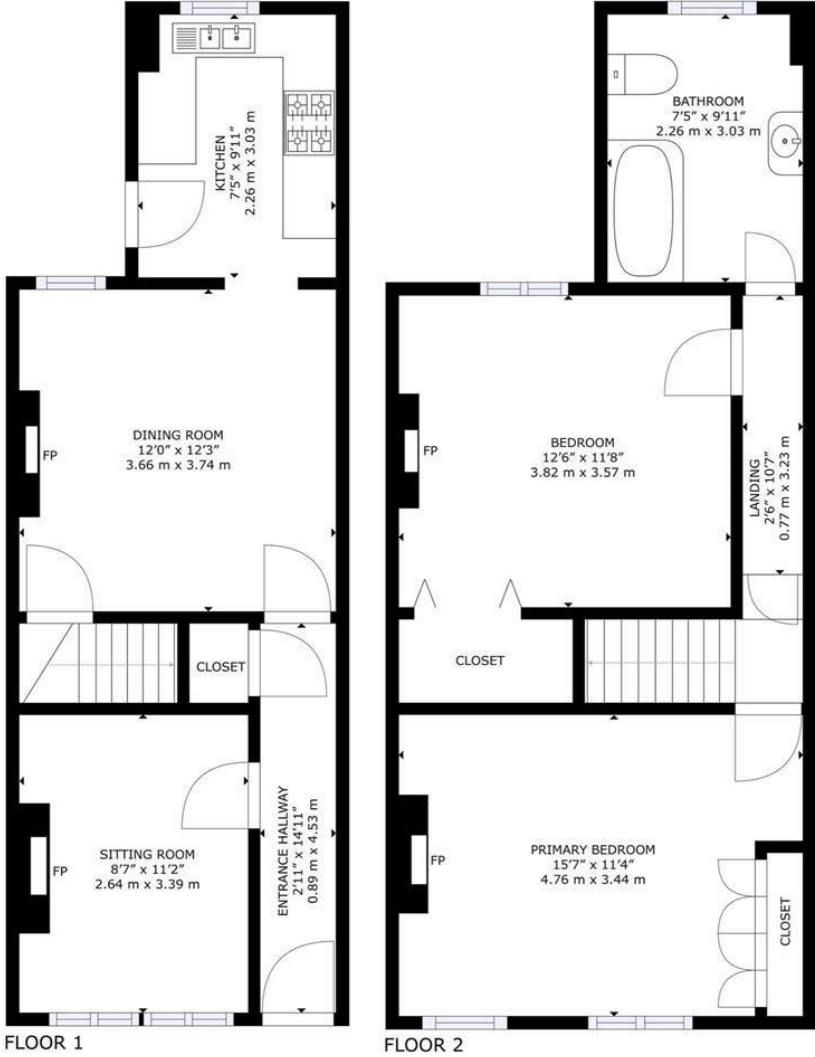
CURRAN
BIRDS
+ CO



Longford Street, Derby, DE22 1GH
Offers in excess of £200,000



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 402 sq. ft, 37 m², FLOOR 2: 489 sq. ft, 45 m²
TOTAL: 891 sq. ft, 82 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







DELIGHTFUL CHARACTER PROPERTY - A beautifully presented and most spacious, two double bedroom mid terraced property offering a wealth of character and charm throughout with many period features. This property also offers a superb layout that includes an entrance hallway and two generous double bedrooms, as the property benefits from the first floor having the additional floor area above the passageway.

The property would be ideally suited to the first time buyer or young professional and is set within this much sought after and most convenient location off Kedleston Road, close to Derby University and within easy access of Derby City Centre.

This property has the benefit of gas central heating and the accommodation in brief comprises: entrance hallway, sitting room with feature period fireplace, spacious dining room with feature period fireplace and access to a fitted kitchen. The first floor landing gives access to both double bedrooms and a beautiful period style bathroom with white three piece suite including a roll top bath.

Outside the property has a brick built store/wc and block paved patio seating area with a walled garden.

- Beautiful Period Mid Terraced Home
- Gas Central Heating & Well Presented
- Entrance Hallway, Two Compartment Cellar
- Two Generous Double Bedrooms & Period Style Bathroom
- Close to Darley Abbey Village & Allestree
- Sought after Location off Broadway & Kedleston Road
- Ideal First Time Buy or Investment
- Sitting Room, Dining Room & Fitted Kitchen
- Delightful South Facing Rear Garden
- Close to Derby University & Markeaton Park







LOCALITY & AMENITIES

The property is situated in this highly sought after location off Kedleston Road, located close to Derby City Centre and Darley Abbey village. Just a short walk away are the beautiful Darley Park and Markeaton Park. Darley Abbey Village offers a lovely local shop, historic St Matthew's Church and a regular bus service to Derby City Centre and Belper. There is also a Doctors surgery on Kedleston Road and a shops including a post office.

Educational facilities close to hand, there are a number of infant, primary and secondary schools close by.

Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce and Derby Railway Station.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

14'11 x 2'11 (4.55m x 0.89m)

Entrance through traditional wood panelled door with obscure glazed window with stencil number detail with satin finish, through to the hallway. Fitted with inset footmat, stripped wooden floorboards, central heating radiator with decorative cover over, wooden dado rail coving, wall mounted alarm keypad and traditional stripped wood panelled doors giving access through to the sitting room and dining plus doorway access to the cellar.

CELLAR

Doorway off the hallway with steps leading down to a two compartment cellar.

Cellar Compartment One

11'2 x 5'9 (3.40m x 1.75m)

with brick floor, wall mounted electrical fuse box, electric meter, gas meter and smoke alarm.

Cellar Compartment Two

11'2 x 5'9 (3.40m x 1.75m)

With lighting and brick floor.

Sitting Room

11'2 x 8'7 (3.40m x 2.62m)

Beautiful cast iron fireplace with ceramic tiled hearth, stripped wooden floorboards, wooden picture rail, coving to ceiling and ceiling rose, TV point, single glazed sash windows to the front elevation with bespoke Plantation shutters.

Dining Room

12'3 x 12'0 (3.73m x 3.66m)

Fitted with a beautiful cast iron fireplace with ceramic tiled hearth, stripped wooden floorboards, central heating radiator with decorative cover over, wooden picture rail and single glazed sash windows to the rear elevation with bespoke Plantation shutters. Stripped wood panelled door giving access through to the stairs leading through to the first floor landing and doorway giving access through to the:

Fitted Kitchen

9'11 x 7'5 (3.02m x 2.26m)

Fitted with matching wall, base and drawer units with matt black finished handles, solid oak wood block work surface over with mosaic style tiled splashbacks. Stainless steel sink drainer unit with black swan

necked style mixer tap with extendable hose, integrated appliances comprising stainless steel electric oven, Baumatic Induction four ring hob with AEG stainless steel extractor unit over. Under cupboard lighting, space and plumbing for the integrated washing machine and integrated slimline dishwasher. Wall mounted Alpha combination boiler concealed in wall mounted cupboard. Recessed LED downlighters, engineered wood floor, central heating radiator, single glazed window to rear elevation and traditional wood panelled door to the side providing access to the rear garden.

FIRST FLOOR

Door from dining room with staircase leading to the first floor landing.

Passaged Landing

Has skylight loft access, recessed LED downlighters and doors giving access to two double bedrooms and bathroom.

Primary Bedroom

15'7 x 11'4 (4.75m x 3.45m)

Fitted with a feature cast iron fireplace with ceramic tiled hearth, two built-in double wardrobes with beautiful panelled doors and black matt finished handles, Wall mounted period style white three column radiator and two single glazed sash windows to the front elevation.

Double Bedroom Two

12'6 x 11'8 (3.81m x 3.56m)

Fitted with oak effect laminate flooring, feature cast iron fireplace with ceramic tiled hearth, oak effect laminate flooring, single glazed sash window to the rear elevation and timber bi-folding doors giving access through to a useful storage / study area again with oak effect laminate flooring.

Period Style Bathroom

9'11 x 7'5 (3.02m x 2.26m)

Fitted with a feature back to wall roll top bath with clawed feet, wall mounted chrome mains fed shower unit with rain shower head above, shower attachment and glazed shower screen, low level WC and pedestal wash hand basin. Tall built-in bathroom cabinet, chrome heated towel rail with inset white three column radiator, wall mounted bathroom cabinet, beautiful patterned ceramic tiled floor, extractor fan and single glazed sash window to the rear elevation.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Brick Built Outbuilding/WC

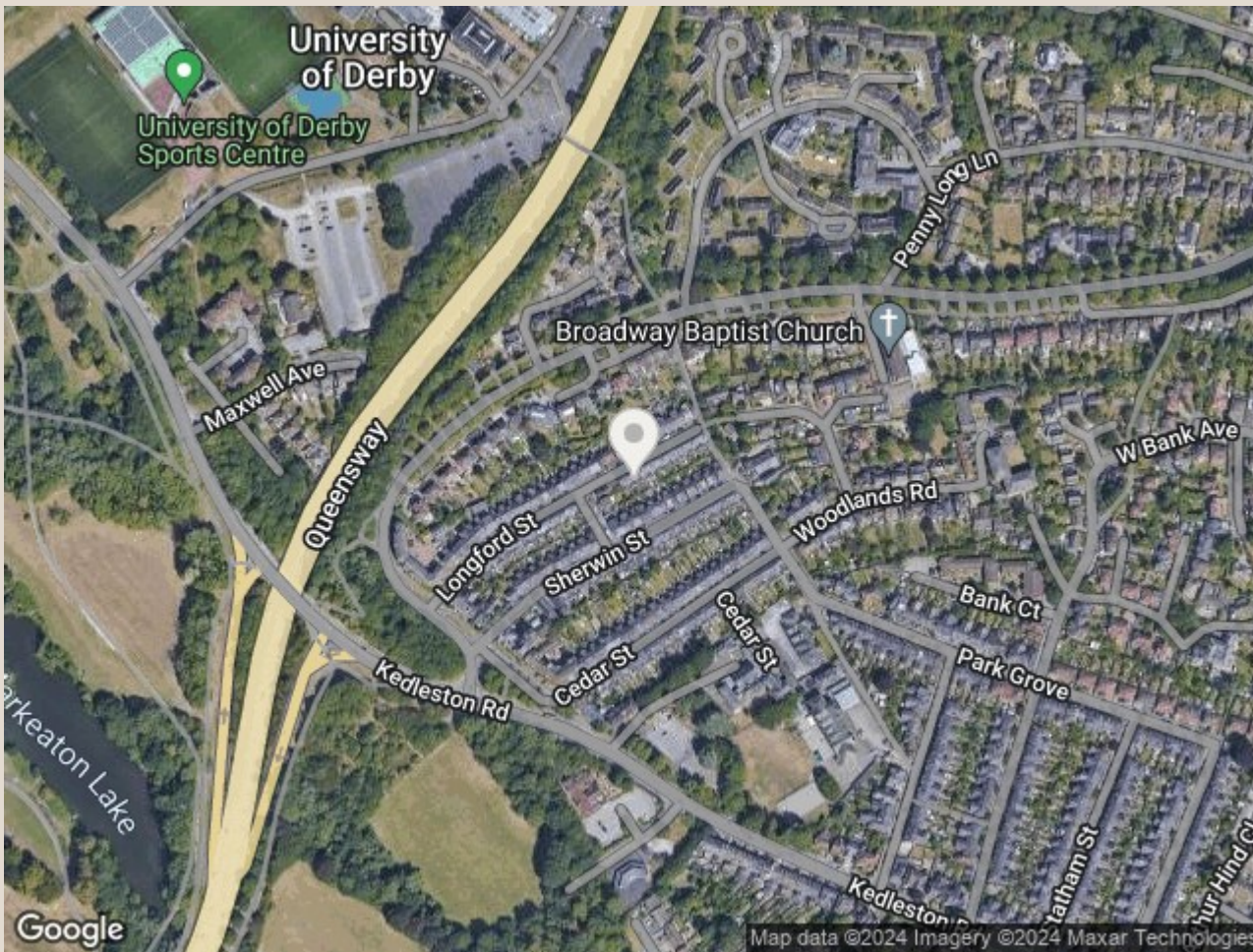
Fitted with high flush WC, built-in shelving and lighting with quarry tiled floor.

Enclosed Rear Garden


Enclosed courtyard styled rear garden with blue brick block paved pathway and patio area, further block paved area with gravelled borders, fence panelled and walled boundary and the garden is planted with an array of decorative plants and shrubs.

Council Tax Band - B

Derby City Council



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

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

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

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

Sadler Bridge Studios Bold Lane, Derby, DE1 3NT
Tel: 01332 411050 Email: hello@curranbirds.co curranbirds.co