



24 Bromley Street, Derby, DE22 1HJ

£1,400



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£1,400

# 24 Bromley Street

## Derby, DE22 1HJ

- Spacious Victorian Palisaded Terraced Home
- Located in the Sought after 'Six Streets' area off Kedleston Road
- Lounge with bay Window, Dining Room & Spacious Dining Kitchen
- Delightful Landscaped Rear Garden
- Located close to Markeaton Park, Darley Park and Darley Mills
- Beautifully Presented & Comprehensively Upgraded
- Entrance Vestibule, Entrance Hallway with Minton Tiled Floor
- Four Bedrooms & Spacious Four Piece Bathroom
- Located close to Derby City Centre
- Available Now - Part Furnished

\*\* AVAILABLE UNFURNISHED OR PART FURNISHED \*\*

A most spacious and beautifully presented Victorian palisaded villa of style and character, offering around 1300 square feet of living accommodation. The property has been comprehensively upgraded and improved over recent years and really has to be viewed to appreciate the quality of accommodation. The property is situated within the highly sought after 'Six Streets' area and close to Markeaton Park, Darley Park and Darley Mills along with easy access to Derby City Centre.

The property has the benefit of a combination boiler gas central heating system and double glazing (where stated) In brief, the accommodation comprises: entrance vestibule, entrance hallway with Minton tiled flooring, two compartment cellar, spacious lounge with bay window with double opening doors leading to the dining room and doorway access to the spacious contemporary dining kitchen with french doors giving access to the rear garden. The first floor landing leads to four well proportioned bedrooms and spacious four piece bathroom.

Outside to the front of the property is a forecourt garden, privately enclosed by a hedgerow and walled boundary offering a good level of privacy. There is a delightful well maintained landscaped rear garden with paved patio area, area laid to lawn with planting borders and a pathway leading to a further patio area.



### LOCALITY & AMENITIES

### THE ACCOMMODATION

#### GROUND FLOOR

Entrance Vestibule

Entrance Hallway

Cellar

Lounge with Bay Window  
15'2 into bay x 11'7 (4.62m into bay x 3.53m)

Dining Room 13'5 x 12'2 (4.09m x 3.71m)

Spacious Dining Kitchen 17'9 x 10'0 (5.41m x 3.05m)

#### FIRST FLOOR

Landing

Primary Bedroom  
15'2 into bay x 12'11 (4.62m into bay x 3.94m)





Bedroom Two 13'6 x 13'0 (4.11m x 3.96m)  
Bedroom Three 10'2 x 9'0 (3.10m x 2.74m)  
Bedroom Four 8'11 x 5'6 (2.72m x 1.68m)  
Spacious Four Piece Bathroom 8'4 x 7'1 (2.54m x 2.16m)

#### OUTSIDE

Forecourt Garden  
Enclosed Rear Garden  
Council Tax Band  
Measured by Matterport  
Reservation & Fee  
Timescales & Status

Directions

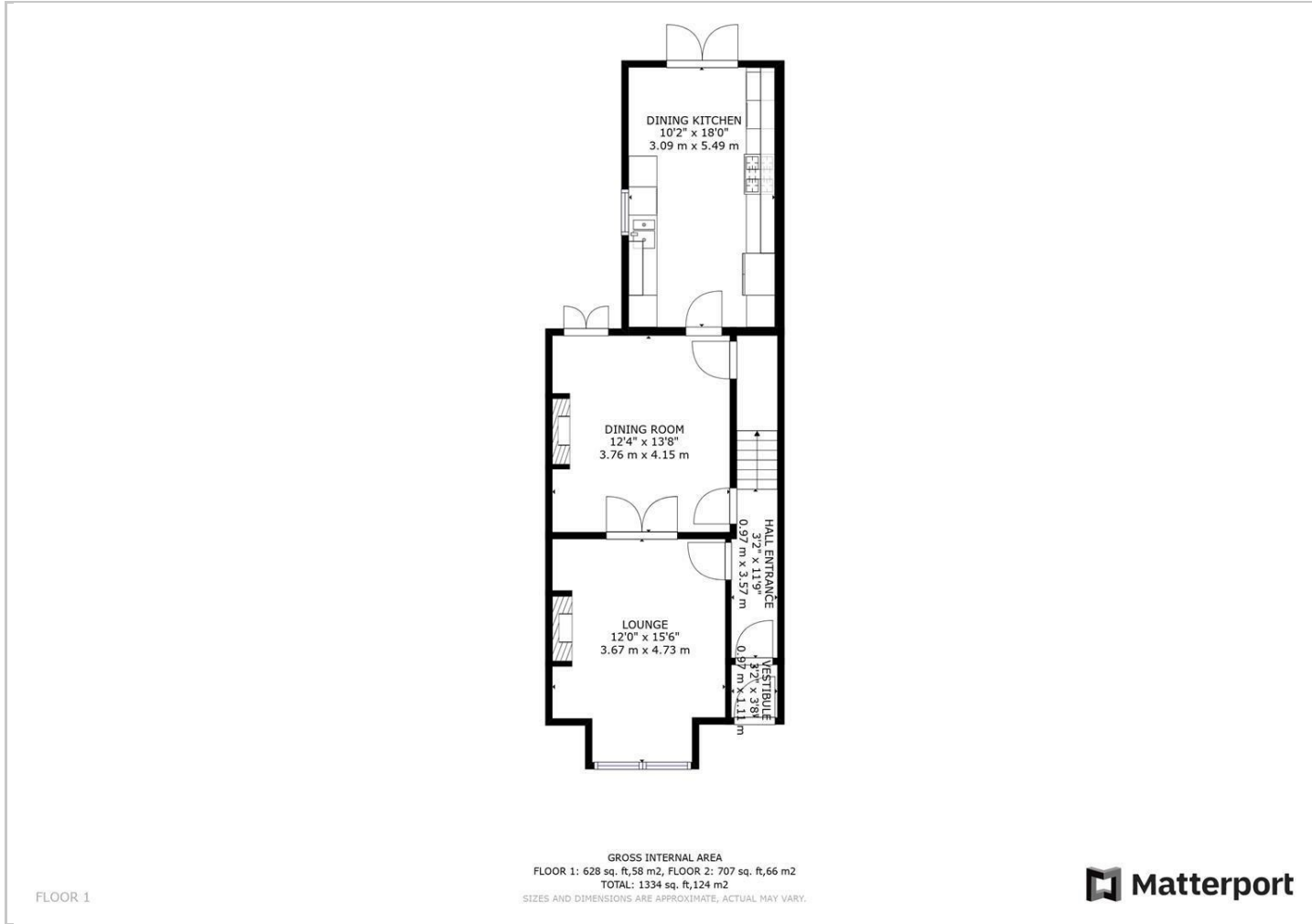




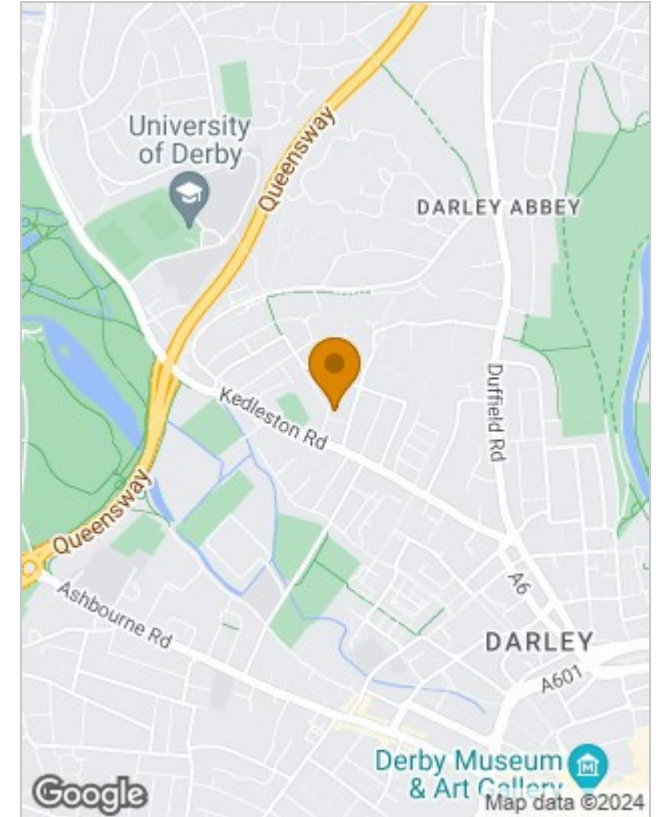




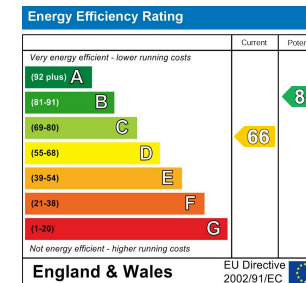
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.