



**Buller Street, Derby DE23 6PP**



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**Buller Street, Derby**

Imposing three bedroom end-of-terrace house in New Normanton, boasting many original features, generous room sizes, enclosed rear garden, cloakroom, en suite and four-piece bathroom. This property would make a wonderful family home or great investment.





### Entrance Porch

### Entrance Hallway

### Living Room

14' 1" into bay x 11' 10" into recesses ( 4.29m into bay x 3.61m into recesses )

### Dining Room

13' 5" x 12' 6" into recesses ( 4.09m x 3.81m into recesses )

### Kitchen Breakfast Room

22' 5" longest point x 9' 9" widest point ( 6.83m longest point x 2.97m widest point )

### Cloakroom

### Stairs & Landing

### Bedroom One

12' 10" longest point, into bay x 16' 6" ( 3.91m longest point, into bay x 5.03m )

### En Suite

### Bedroom Two

13' 5" x 9' 11" ( 4.09m x 3.02m )

### Bedroom Three

9' 7" x 8' 6" ( 2.92m x 2.59m )

### Bathroom

12' 10" x 6' 10" ( 3.91m x 2.08m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Buller Street, Derby

- Three Bedroom End-of-Terrace House
- Two Reception Rooms
- Cloakroom, En Suite and Four-Piece Bathroom
- Beautiful Original Features
- Council Tax Band B

Tenure: Freehold EPC Rating: D

**£260,000**

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

Offered for sale is this three bedroom end-of-terrace Victorian property in the sought-after area of New Normanton. Boasting a striking facade with two storey bay-windows and decorative stonework, the property offers deceptively spacious accommodation and a great proximity to many amenities, including Littleover Community School Catchment, Burton Road shops, petrol station and takeaways in Littleover, as well as the City Centre of Derby in the opposite direction.

Once inside, the accommodation comprises entrance porch through to the hallway with staircase leading to the first floor, front reception room with feature fireplace and beautiful bay windows. The separate dining room is accessed off the hallway with wood-burning stove. The kitchen sits to the rear with ample units, solid Quartz worktops, stable door into the rear garden and doorway to the ground floor cloakroom. To the first floor, the landing connects the largest bedroom mirroring the ground floor bay windows, with modern en suite shower room off, with two further well-balanced bedrooms and finally, the family bathroom comprising of a four-piece suite.

To the rear of the property is a patio area, with bin store, timber shed and side gate to the front of the house, with raised decked seating area and planted borders.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY119603 - 0002

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