



Whitaker Road, DERBY DE23 6AQ

welcome to

Whitaker Road, DERBY

Offered for sale with NO UPWARD CHAIN and Situated in a highly sought after area is this INCREDIBLY WELL PROPORTIONED PERIOD PROPERTY which features an award winning extension, contemporary enhancements such as a feature cast iron staircase and parquet flooring and many character features retained.



Entrance Hallway

14' 1" x 7' 4" (4.29m x 2.24m)

Having feature side entrance door with glazed inset, side elevation double glazed contemporary style windows, feature cast iron staircase leading to first floor, tiled flooring, Period style radiator, recessed spotlights and doors to

Lounge/diner

23' 9" x 23' 1" (7.24m x 7.04m)

Having a variety of side and rear elevation feature windows, exposed beams, feature Period panelling to the walls, feature fireplace with hearth and wooden surround, solid wood flooring , pace for a large dining table, side elevation door providing access to rear garden, two window seats and plinth heating.

Dining Room

17' 8" x 13' 2" (5.38m x 4.01m)

(could also be used as a downstairs bedroom) having front elevation double glazed sash bay window, side elevation double glazed sash window with frosted glass, display alcove, feature solid wood parquet flooring and contemporary radiator.

Kitchen

14' 8" x 10' 7" (4.47m x 3.23m)

having a range of floor mounted units having a mixture of stainless steel, solid wood and ceramic work surface over and tied splashbacks incorporating one and a half bowl sink with mixer tap, integrated electric fan assisted oven with four ring gas hob and extractor hood over, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge freezer, coving, tiled flooring, front elevation sash window and contemporary radiator.

First Floor Landing

having contemporary cast iron staircase rising to the second floor side elevation double glazed window, recessed spotlighting, solid wood flooring, contemporary radiator, additional Period style radiator, large walk in wardrobes and doors leading into

Bedroom One

21' 8" x 17' 2" (6.60m x 5.23m)

having a variety of side and rear elevation feature windows storage cupboards, solid wood flooring, feature fireplace with decorative wooden surround and inset grate, coving and two radiators.

Bedroom Two

13' 2" x 10' 10" (4.01m x 3.30m)

having front elevation double glazed sash bay window with window seat, solid wood flooring, contemporary radiator and door leading into

En Suite Shower Room

5' 11" x 5' 4" (1.80m x 1.63m)

having a matching white suite comprising low level wc with push button flush, pedestal wash hand basin with mixer tap and tiled splashback and separate shower cubicle with rainforest shower over tile and glass block surround, tiled flooring, side elevation double glazed frosted glass window with tiled sill, extractor fan and recessed spotlight.

Bedroom Three

11' 9" x 6' 2" (3.58m x 1.88m)

having side elevation window, solid wood flooring and radiator,.

Bathroom

11' x 5' 11" (3.35m x 1.80m)

having a matching white pedestal wash hand basin and panelled with rain forest shower over, tiled surround and glass screen, front elevation sash window, tiled flooring, storage cupboard housing gas central heating combination boiler, loft access hatch and radiator.

Separate Wc

having a white low level wc with push button flush, floating wash hand basin with mixer tap, glass block window, tiled flooring and extractor fan.

Second Floor Landing

having seating area, side elevation double glazed skylight, solid wood flooring, contemporary radiator,

large storage area and door leading into

Bedroom Four

13' 2" x 11' 8" (4.01m x 3.56m)

having side elevation double glazed skylight, front elevation double glazed sash window, solid wood flooring, contemporary style radiator and door leading into

Ensuite Wc

having a matching white low level wc with push button flush and pedestal ash hand basin with mixer tap, tiled flooring, side elevation double glazed skylight and extractor fan.

Outside

to the front of the property there is a gated gravelled driveway which provides off street parking for two cars, the driveway incorporates access to entrance door, access to rear garden, raised flower bed, outside lighting and boundary walling. The flagstone pathway provides access to the rear garden which incorporates flagstone paved patio, garden shed, summerhouse, well stocked flower beds, outside security lighting, outside tap and boundary fencing. The rear garden enjoys a good degree of privacy.



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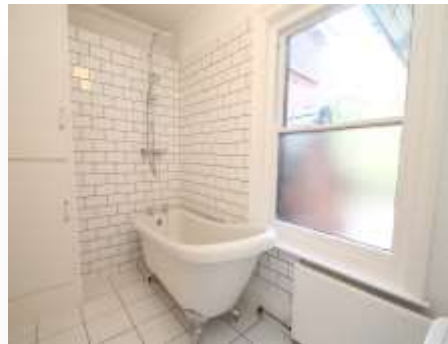
welcome to

Whitaker Road, DERBY

- ATTRACTIVE AND INCREDIBLY SPACIOUS PERIOD PROPERTY
- HIGHLY SOUGHT AFTER LOCATION
- FOUR DOUBLE BEDROOMS, TWO OF WHICH HAVE EN SUITE
- GATED DRIVEWAY FOR TWO CARS
- NO UPWARD CHAIN

Tenure: Freehold EPC Rating: E

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY113718 - 0012

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