



**GADSBY**  
**NICHOLS**

23 Clinton Street, , Derby, DE21 6DH  
Offers Over £190,000

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AN IMPRESSIVE, MUCH-IMPROVED, BAY-WINDOWED DETACHED residence, enjoying a well-established residential location, close to local amenities and within walking distance of Derby city centre. Requiring internal inspection to the fully appreciated, the property has been subject to an extensive refurbishment scheme over the past two-years, and having the benefit of gas central heating and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, Entrance Hall, front Lounge, refitted, and spacious rear Dining Kitchen with integrated appliances. FIRST FLOOR, landing, Two Double Bedrooms, refitted modern Shower Room, and separate Cloaks/WC Washroom. OUTSIDE, attached Single Garage, and front and rear gardens. EPC E, Council Tax Band B.

## 23 Clinton Street, , Derby, DE21 6DH

### THE PROPERTY



A highly affordable and impressive, bay-windowed detached home, which has been the subject of extensive refurbishment to include the refitting of the dining kitchen to include integrated appliances, refitting of the shower room and cloaks/WC washroom, the installation of new gas-fired combination boiler in 2022, and complete internal redecoration, yet with the retention of character features such as the original period fireplaces to the lounge and bedroom. Requiring internal inspection, the accommodation comprises; entrance hall, lounge, dining kitchen, two bedrooms, shower room, cloaks/WC washroom, single garage, and front and rear gardens.

### LOCATION

The property enjoys a well-established residential location off Nottingham Road, within easy walking distance of local amenities and Derbyshire County Cricket Ground, together with a regular bus service to Derby city centre. The property is also within walking distance of the city centre and amenities, together with being minutes driving distance of the

A38 and A52 for commuting throughout the region, as well as Nottingham, East Midlands Airport, and the M1 motorway.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed east from the Pentagon traffic island on Nottingham Road towards Chaddesden, and after approximately 0.25-miles turn left into Cornwall Road, and right into Clinton Street to find the property on the lefthand side.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13411.

### ACCOMMODATION

Having the benefit of gas central heating and UPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

#### SIDE ENTRANCE HALL

Having UPVC double glazed entrance door, UPVC double glazed side panels, central heating radiator, and stairs to the first floor.

### FRONT LOUNGE

4.27m x 3.66m plus (14'0" x 12'0" plus)



Measurements are 'plus bay window'. Having feature period tiled fireplace and hearth with fitted 'living flame' coal gas fire (NOT TESTED), UPVC double glazed bay window, central heating radiator, and TV point.



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### REFITTED DINING KITCHEN

5.18m x 2.87m (17'0" x 9'5")



Comprising: -

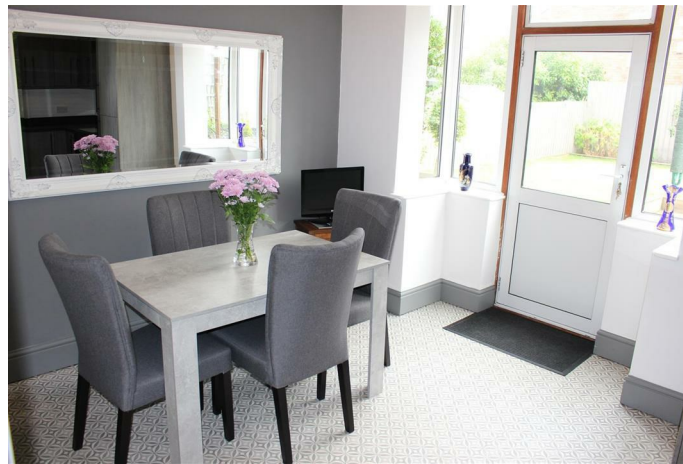
### KITCHEN AREA



Having been refitted with stylish grey fitments incorporating; five single base units, drawers, two double wall units, one double corner wall unit, and three single wall units, together with integrated

appliances to include; electric induction hob with extractor hood and light over, electric oven, fridge, freezer, and washing machine, with single-drainer sink unit, ample work surface areas, central heating radiator, and opening to the: -

### DINING AREA



Having double glazed French door and window to the rear garden, and gas-fired combination boiler providing domestic hot water and central heating.

### FIRST FLOOR

#### LANDING

Approached via an attractive part-panelled staircase, and having UPVC double glazed window.

### FRONT BEDROOM ONE

4.24m x 3.68m plus (13'11" x 12'1" plus)



Measurements are 'plus bay window'. Having UPVC double glazed bay window, and central heating radiator.



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## BEDROOM TWO

3.53m x 3.40m plus (11'7" x 11'2" plus)



Measurements are 'plus bay window'. Having UPVC double glazed window to the rear, feature period tiled fireplace, and central heating radiator.



## REFITTED SHOWER ROOM

2.44m x 1.60m (8'0" x 5'3")



Having white suite incorporating; walk-in shower enclosure with rain and handheld shower fittings, and wash hand basin in vanity unit, part-tiled walls, UPVC double glazed window, and central heating radiator.



## REFITTED CLOAKS/WC WASHROOM



Having white suite incorporating; low-level WC, with wash hand basin over, together with half-tiled walls, central heating radiator, and UPVC double glazed window.

## OUTSIDE

### FOREGARDEN

The property enjoys an impressive, elevated position, behind a foregarden.

### ATTACHED SINGLE GARAGE

4.78m x 2.90m (15'8" x 9'6")

Having twin doors to the front, electric power and light, and door to the rear.

### SIDE ACCESS

To the side of the property is a door opening to a covered walkway, which leads to a porch/ pergola to the rear.

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## REAR GARDEN



Pleasant rear garden enclosed by fencing, with large paved patio, lawn, flower and shrub borders.



## ADDITIONAL INFORMATION

### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

### DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

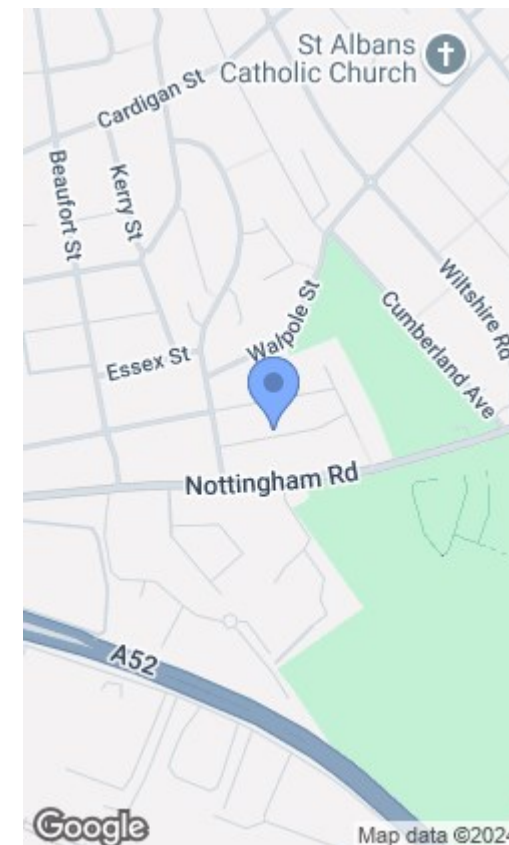
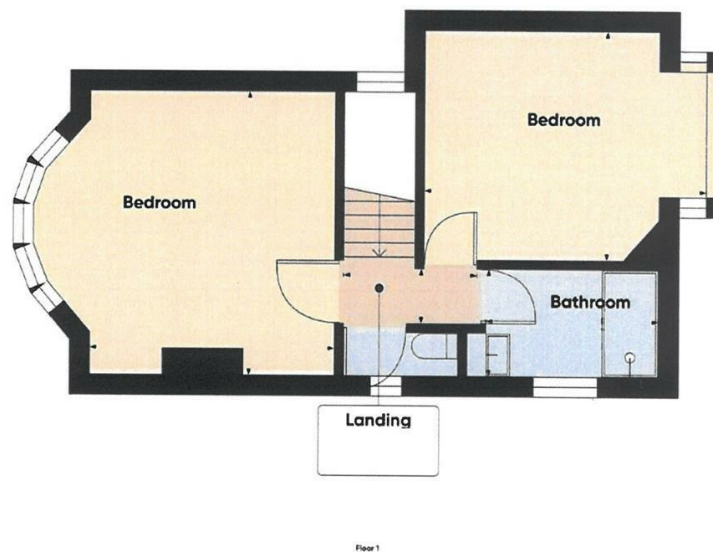
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13411**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	42		

Energy Efficiency Rating: 85 (Current), 42 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: A (Current), G (Potential).

**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

**Gadsby Nichols**  
21 Iron Gate  
Derby DE1 3GP

**Residential**  
01332 296 396  
enquiries@gadsbynichols.co.uk

**Commercial**  
01332 290 390  
commercial@gadsbynichols.co.uk

[www.gadsbynichols.co.uk](http://www.gadsbynichols.co.uk)