



GADSBY
NICHOLS

27 Clarence Road, New Normanton, Derby, DE23 6LN
Offers Around £225,000

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AN APPEALING, AND SPACIOUS, FOUR-BEDROOMED MID-PALISADE CHARACTER property, with an appealing façade, in a well-established residential location. The property is available with IMMEDIATE VACANT POSSESSION, and having the benefit of gas central heating UPVC double glazing, and security alarm, the spacious interior briefly comprises: -

GROUND FLOOR, entrance vestibule, entrance hall, front lounge, dining room, breakfast room/third reception, modern kitchen, rear lobby, and cloaks/WC. FIRST FLOOR, passaged landing, main double bedroom with Jack 'n' Jill ensuite shower room, a further three bedrooms, and family bathroom. OUTSIDE, small foregarden, and rear garden. EPC E, Council Tax Band B.

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THE PROPERTY



An appealing, mid-palisade character residence, with an attractive front façade, offering a spacious family interior. The property is available with immediate vacant possession, and comprises; entrance vestibule, entrance hall, three reception rooms, kitchen, rear lobby, cloaks/WC, main bedroom with ensuite, a further three bedrooms, bathroom, foregaden, and rear garden.

LOCATION

The property enjoys a well-established location, close to local amenities, and is within easy access of Derby city centre. There are good road communications in the area, providing access to the ring road systems, and onwards to the A38, A50 and A52 for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed south along Abbey Street, then at the traffic lights turn right onto Burton Road, then left into Stonehill Road. At the end of Stonehill Road turn right, then immediately left into Almond Street, taking the fourth

left into Clarence Road to find the property on the righthand side before reaching the junction with Upper Dale Road.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13431.

ACCOMMODATION

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

GROUND FLOOR

ENTRANCE VESTIBULE

Having front entrance door, period Minton tiled floor, and part-glazed inner door opening to the: -

ENTRANCE HALL

Having laminate flooring, central heating radiator, and stairs to the first floor.

FRONT LOUNGE

3.78m x 3.45m plus (12'4" x 11'3" plus)



Measurements are 'plus bay widow'.

Having UPVC leaded-light double glazed bay window to the front, Adam-style fire surround with marble hearth and back-plate, and fitted 'living flame' coal gas fire (NOT TESTED), period ceiling rose, ceiling cornice, dado rail to the walls, and central heating radiator.

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DINING ROOM

3.78m x 3.12m (12'5" x 10'3")



Having Adam-style fire surround with marble hearth and fitted gas fire (NOT TESTED), period ceiling rose, ceiling cornice, dado rail to the walls, UPVC double glazed window, and central heating radiator.

BREAKFAST ROOM

3.45m x 3.33m (11'4" x 10'11")



Having UPVC double glazed window, central heating radiator, dado rail to the walls, and understairs store cupboard.

KITCHEN

4.50m x 2.44m (14'9" x 8'0")



Having modern white fitments comprising; three

double base units, one single base unit, drawers, two double wall units, and four single wall units, together with stainless steel sink unit with single drainer, ample work surface areas with tiled splashbacks, gas point, UPVC double glazed windows to the side and rear, part-glazed door to the side, central heating radiator, and wall-mounted gas central heating boiler for domestic hot water and central heating.

REAR LOBBY

Leading to the: -

CLOAKS/WC



Having suite comprising; low-level WC, and wash hand basin, together with UPVC double glazed window.

FIRST FLOOR

PASSAGED LANDING

Having glazed rooflight, and central heating radiator.

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FRONT BEDROOM ONE

4.32m x 3.51m (14'2" x 11'6")



Having two UPVC leaded-light double glazed windows to the front, central heating radiator, period cast-iron fire surround, and door to the: -

JACK 'N' JILL ENSUITE SHOWER ROOM



Having white sanitary ware comprising; low-level WC, wash hand basin in vanity unit with cupboards

under, and wide shower cubicle with electric shower unit, together with part-tiled walls, UPVC leaded-light double glazed window, wall-mounted electric convector heater, and doors to bedroom one and the landing.

BEDROOM TWO

3.76m x 3.15m (12'4" x 10'4")



Having UPVC double glazed window, and central heating radiator.

BEDROOM THREE

2.87m x 2.41m (9'5" x 7'11")



Having UPVC double glazed window, and central heating radiator.

BEDROOM FOUR

3.48m x 2.90m (11'5" x 9'6")



Having UPVC double glazed window, and central heating radiator.

FAMILY BATHROOM



Having white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with electric shower unit over, together with UPVC double glazed window, central heating radiator, and built-in airing cupboard housing the hot water cylinder.

OUTSIDE

SMALL FORGARDEN

Set behind brick walling and railings, with gated access.

REAR GARDEN



Having patio area, shrub borders, and garden shed.

ADDITIONAL INFORMATION

TENURE

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

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

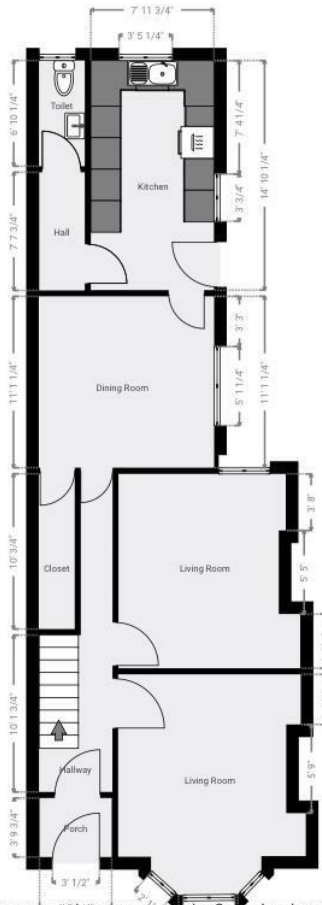
can be in the form of a photographic driving license, passport, or national identity card;

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.

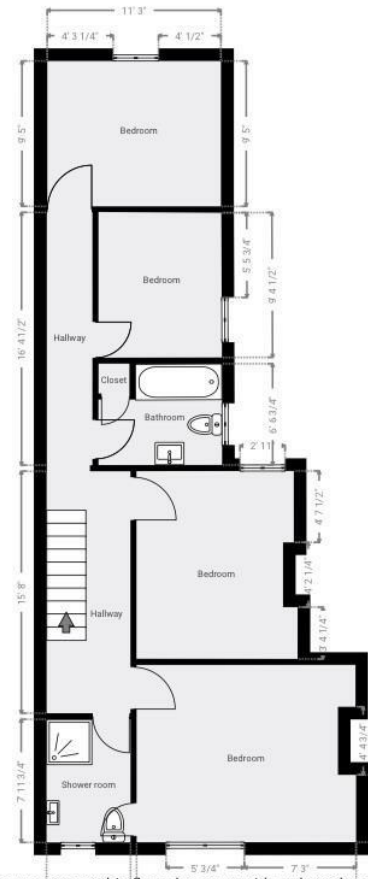
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13431

▼ Ground Floor

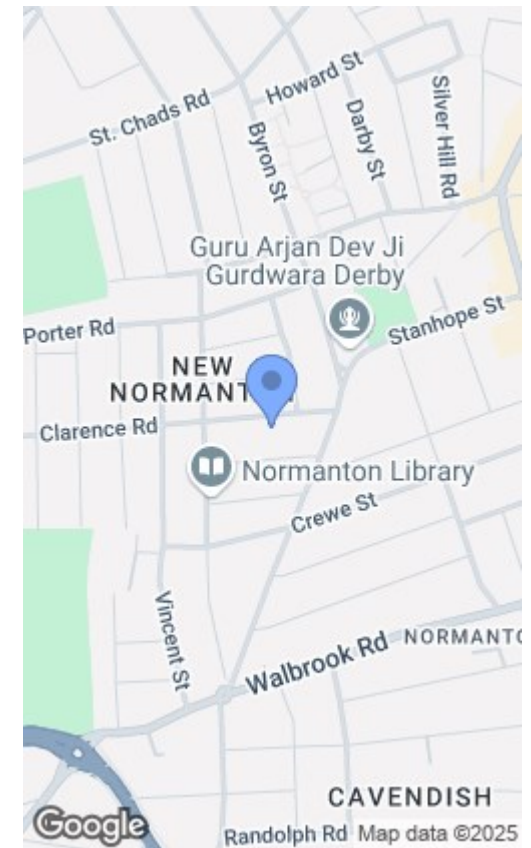


▼ 1st Floor



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It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(91-95) A		(81-85) A	
(81-91) B		(69-81) B	
(69-81) C		(55-69) C	
(55-69) D		(39-55) D	
(39-55) E		(21-39) E	
(21-39) F		(11-21) F	
(1-21) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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, distances 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

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