


6 Bed House - Semi-Detached Offers in excess of £449,995

 Lime Avenue, Derby, DE1 1TU




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6 Bed House - Semi-Detached

£449,995

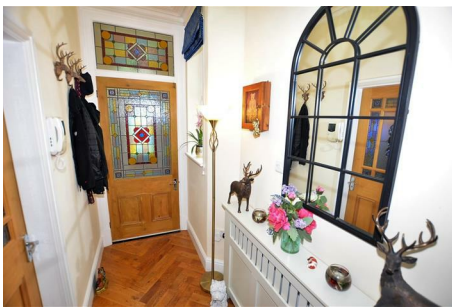
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Quite simply the best example of its type in the area. This stunning period home has been the subject of a full restoration programme by the current owner to offer substantial high specification character accommodation over three floors coupled with all the trappings of modern living. This delightful property occupies a large mature landscaped plot with motorised gated car parking for two cars and is situated close to Derby City Centre. In brief; entrance porch, reception hall with cellar off, charming sitting room, separate dining room, well equipped breakfast kitchen, shower room. On the first floor a landing leads to three double bedrooms (master bedroom with shower room en-suite) and luxury bathroom, whilst of the second floor a landing leads to three further double bedrooms and shower room Early viewing is considered essential.

Recessed Entrance Porch

Having UPVC opaque double glazed entrance door, feature Minton half tiled walls, natural oak parquet floor and timber and opaque glazed internal door leading to:-

Reception Hall



Having natural oak parquet floor, security video telephone system, radiator, door to cellar, ornate coving to ceiling and turned spindle staircase to first floor.



Sitting Room 14'9 x 12'6 (4.50m x 3.81m)



The focal point of the room being the original Adam fire surround with quarry tiled hearth, cast iron multi fuel living flame gas burner, radiator, television and BT connection points, ornate coving to ceiling, oak solid wood flooring, UPVC double glazed window to side aspect and UPVC double glazed cant bay window to front aspect.

Dining Room 12'9 x 11'7 (3.89m x 3.53m)



Having feature original Adam fire surround with tiled hearth, oak solid wood flooring, radiator, coving to ceiling, UPVC double glazed window to side aspect and UPVC double glazed french doors giving views and access over the substantial landscaped rear garden.

Breakfast Kitchen 19'4 x 10'11 maximum (5.89m x 3.33m maximum)




Having a full range of beech shaker style

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fitted wall, base and drawer units with contemporary brushed chrome handles and granite effect laminated rolled edge working surfaces, complimentary ceramic tiled splash backs with contrasting star granite tiled floor, inset stainless steel sink top with side drainer, hot and cold monobloc tap, concealed Baxi wall mounted combination gas boiler providing instant domestic hot water and gas central heating, inset stainless steel four burner gas hob with matching electric oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine and dish washer, space for American style fridge freezer ceiling LED down lighters, radiator, UPVC double glazed windows to side and rear aspects, UPVC double glazed door to rear garden and internal door leading to:-

extractor fan and UPVC opaque double glazed window to rear aspect.

First Floor Galleried Landing



With turned spindle balustrade, UPVC double glazed window to side aspect and staircase to second floor.

Master Bedroom Suite 16'7 x 12' (5.05m x 3.66m)



The focal point of the room being the Victorian cast iron fire surround, radiator, television connection point, UPVC double glazed windows to front and side aspects and internal door leading to:-



Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, wash hand basin recessed into a white high gloss vanity unit and walk in double shower cubicle with feature fixed head mains fed drench shower together with hand held shower attachment, chrome and glass shower screen and door, complimentary ceramic tiled splash backs with contrasting granite tiled floor, chrome heated towel rail, fitted mirror, ceiling LED down lighters, wall mounted extractor fan and UPVC opaque double glazed window to side aspect.



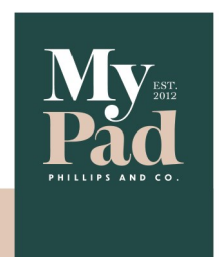
Ground Floor Shower Room



Having modern white three piece suite comprising; low centre flush wc, wall mounted wash hand basin and tiled shower cubicle with chrome mains fed shower, complimentary ceramic tiled splash backs with contrasting star granite tiled floor, chrome heated towel rail, wall mounted




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Bedroom Two 11'7 x 8'10 plus deep recess (3.53m x 2.69m plus deep recess)



Having radiator and UPVC double glazed window to rear aspect.



Bedroom Three 13' x 11' (3.96m x 3.35m)



The focal point of the room being the feature original cast iron fire surround with Victorian tiled hearth, radiator and UPVC double glazed windows to side and rear aspects.



Family Bathroom



Having white four piece suite comprising; low centre flush wc, wash hand basin recessed into a white high gloss vanity unit and quadrant tiled shower cubicle with fixed head mains fed drench shower together with hand held shower attachment, curved chrome and glass shower cabinet and doors, complimentary ceramic tiled splash backs with contrasting black slate effect ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters, the focal point of the room being the Victorian style free standing bath with claw feet, hot and cold mixer tap and UPVC opaque double glazed window to side aspect.



Second Floor Landing



With full height storage cupboard and UPVC double glazed window.

Shower Room




Having modern white three piece suite comprising; low centre flush wc, wash hand basin nestling on a white high gloss vanity unit, walk in double shower with feature fixed head mains fed drench shower together with hand held shower attachment, ceiling LED down lighters with integrated extractor, complimentary

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ceramic tiled splash backs with contrasting tiled floor, chrome heated towel rail and UPVC opaque double glazed window to side aspect.

Bedroom Four 15'3 x 9'11 plus recess (4.65m x 3.02m plus recess)



Having radiator and UPVC double glazed windows to side aspects (one of them offering substantial views over the City of Derby).



Bedroom Five 10'7 x 9'1 (3.23m x 2.77m)



Having radiator and UPVC double glazed windows to side and rear aspects.

Bedroom Six 16'9" x 9'11" (5.12 x 3.03)



Having ceiling LED down lighters, television connection point, two radiators, UPVC double glazed window to side aspect and UPVC double glazed French doors with Juliette balcony to rear aspect.



View



View



Outside




The property occupies a substantial private elevated and landscaped plot in this sought after cul-de-sac close to the City of Derby. To the front and sides are private security gated access, giving pedestrian and car access (the parking boasting space for two sizeable cars). All front, side and rear gardens are enclosed by brick walling and laid to shaped lawns with established

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shrubs and trees, cold water tap, garden and security lighting.
An electric car charging point is located to the rear of the property also.




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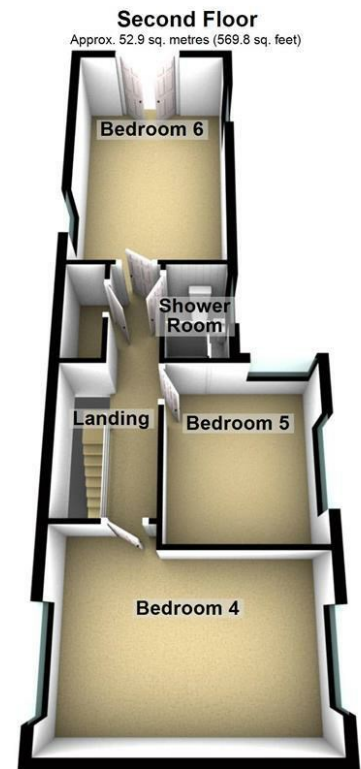
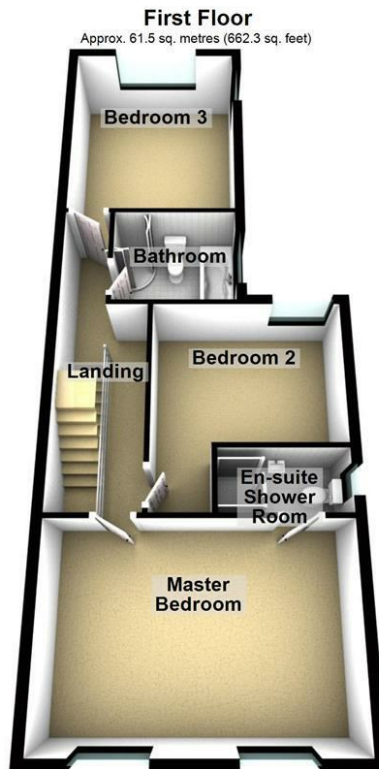
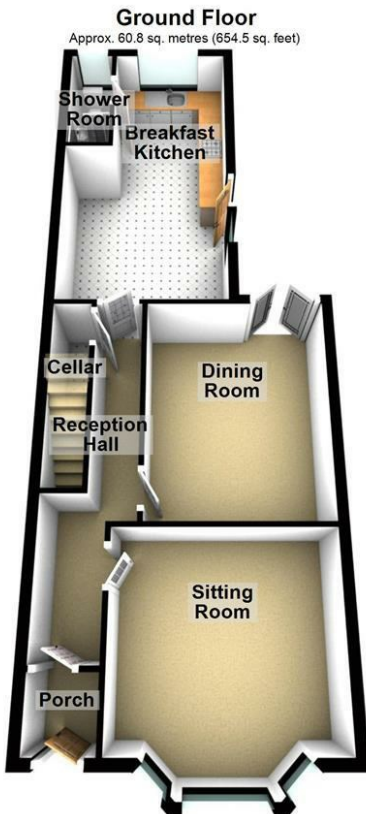
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Total area: approx. 175.3 sq. metres (1886.6 sq. feet)

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Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54	45	49
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

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