

# 3 Bed House - Semi-Detached

Price £295,000

 Park Grove, Six Streets, Derby, DE22 1HD



[www.mypadsales.co.uk](http://www.mypadsales.co.uk) | 01332 40 25 25

**My** EST. 2012  
**Pad**  
PHILLIPS AND CO.

# 3 Bed House - Semi-Detached

# £295,000

 Park Grove, Six Streets, Derby, DE22 1HD

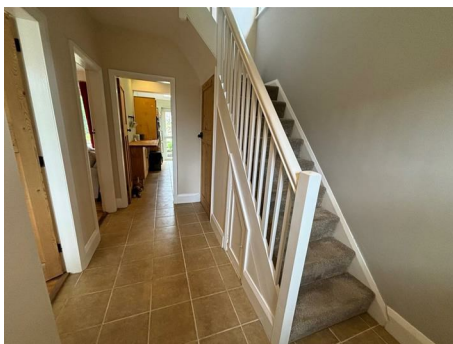
TAKE THE VIDEO TOUR OF THIS DELIGHTFUL HOME. Occupying an enviable secluded position in the highly aspirational 'Six Streets' area of Derby, is this delightful traditional semi detached home benefiting from gas central heating together with UPVC double glazing. A full inspection is essential to appreciate the location of the property which boasts sizeable mature gardens to both front and rear and offers immense potential to improve / extended further (Subject to consents). In brief; reception hall, bay fronted dining room, sitting room with feature multi fuel burner, extended well equipped kitchen. On the first floor a landing leads to three bedrooms and bathroom with four piece suite. The property is sold freehold. Council tax band C. Energy rating D.

## Recessed Arched Entrance Porch

### Reception Hall



Having timber and opaque glazed entrance door, UPVC double glazed window to front aspect, ceramic tiled floor, radiator, deep understairs storage cupboard (housing the Gloworm wall mounted combination gas boiler) and staircase to first floor.



## Dining Room 12'1" x 12'0" (3.70 x 3.67)



Having a feature solid wood floor, original ceramic tiled fire surround with matching hearth and open fire, double radiator, media connection point and UPVC double glazed cant bay window to front aspect. An open arch leads to the:-

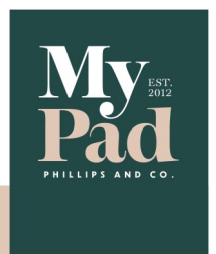
## Sitting Room 13'0" x 11'2" (3.98 x 3.42)



The focal point of the room being the recessed cast iron multi fuel burner on a raised slate hearth with oak mantel shelf, solid wood floor, television connection point, radiator and UPVC double glazed French doors giving views and access over the private mature rear garden.

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

01332 40 25 25



# 3 Bed House - Semi-Detached

# £295,000

 Park Grove, Six Streets, Derby, DE22 1HD

## Extended Fitted Kitchen 13'5" x 7'2" (4.11 x 2.19)



Having a range of shaker style fitted wall, base and drawer units with contemporary brushed chrome handles, feature solid wood working surfaces, inset four burner gas hob with electric fan assisted double oven and grill, canopy extractor hood with down lighter, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, inset stainless steel sink top with side drainer, hot and cold mixer tap, space for fridge freezer, integrated dish washer, space and plumbing for automatic washing machine, ceiling LED down lighters, UPVC double glazed window to side aspect, velux double glazed sky light to rear aspect and UPVC double glazed door to rear garden.



## First Floor Landing

With access to roof space (having pull down loft ladder, the loft being boarded) and UPVC double glazed window to side aspect.

## Principal Bedroom 12'11" x 11'3" (3.95 x 3.43)



Having the original cast iron fire surround, radiator and UPVC double glazed window to rear aspect.

## Bedroom Two 11'4" x 10'5" (3.46 x 3.19)



Having the original feature cast iron fire, radiator and UPVC double glazed window to front aspect.

## Bedroom Three 7'4" x 7'0" (2.26 x 2.15)



Having a radiator and UPVC double glazed window to front aspect.

## Main Bathroom



Having a modern white four piece suite comprising; low centre flush wc, pedestal wash hand basin, deep double ended panelled bath and quadrant shower cubicle with chrome mains fed shower, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, shaver socket, radiator, ceiling LED down lighters and UPVC opaque double glazed window to rear aspect.

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

01332 40 25 25

**My** EST. 2012  
**Pad**  
PHILLIPS AND CO.

# 3 Bed House - Semi-Detached

£295,000

 Park Grove, Six Streets, Derby, DE22 1HD

## Outside



The property occupies a private position in the sought after 'six streets' area, in this aspirational locality and is sited on a mature extensive plot. To the front is an open plan lawned fore garden with gated access to a feature separate lawned area, ideal for either a kitchen garden or entertaining, enclosed by fencing together with mature shrubs and trees. Gated access and a pathway leads to the private rear garden, enclosed by a screen a well trimmed privet hedging, laid to tiered shaped lawn with Indian sand stone patio area, cold water tap and security lighting. Also included in the sale is the timber potting shed.



[www.mypadsales.co.uk](http://www.mypadsales.co.uk) | 01332 40 25 25

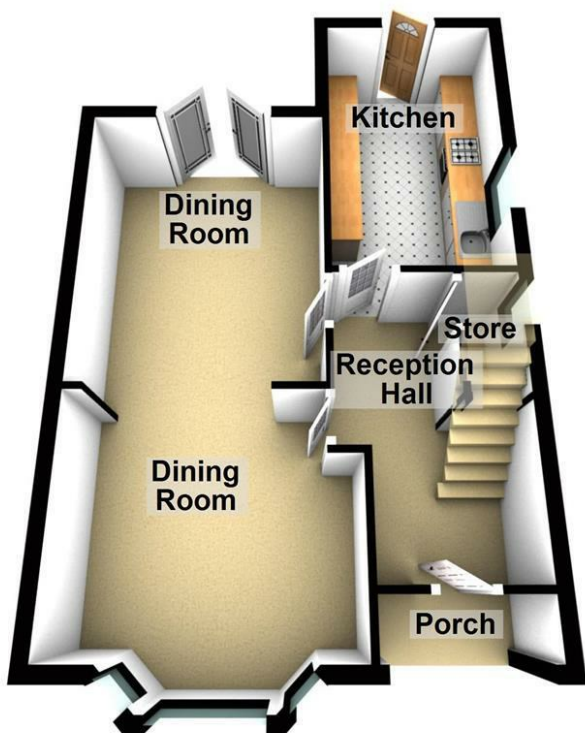
**My** EST. 2012  
**Pad**  
PHILLIPS AND CO.

# 3 Bed House - Semi-Detached

£295,000

 Park Grove, Six Streets, Derby, DE22 1HD

Ground Floor



First Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		83
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		59
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

[www.mypadsales.co.uk](http://www.mypadsales.co.uk) | 01332 40 25 25

