

6 Bed House - Detached

Price £625,000

📍 Connaught Road, Derby, DE22 3LU



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& Co**
EST. 1912
BY PAD GROUP

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A truly stunning Edwardian six bedroom residence, having been tastefully appointed and upgraded by the current seller to offer substantial accommodation of 3358 square feet over four floors. This exceptional house offers immense charm and character coupled with all of the trappings of modern living which must be viewed to appreciate the plot, size of accommodation and wealth of quality appointments on offer.

In brief; entrance vestibule, impressive entrance hall with staircase leading to the first floor, cellar and beautifully presented lounge to the front. The house benefits from a spacious dining kitchen with utility area leading to a ground floor shower room. To the rear of the ground floor is a drawing room which has access to the shower room previously described. (This room could be used as a ground floor bedroom, with adjoining shower room if desired)

The first floor benefits from four generous bedrooms, the master bedroom with a stylish en-suite bathroom together with a well appointed period style family bathroom, just off bedroom two. To the second floor a landing leads off to two large bedrooms with both having an en-suite facility.

Outside, to the front of the house there is a neat and well maintained fore garden. Whilst to the side of the property double gates open to reveal a block paved driveway with parking for several cars. The continuation of the driveway runs to the bottom of the garden where there is a turning space area leading to two garages and workshop.

Full planning position has been granted for conversion to a psychotherapy/counselling rooms with flat above (Use Class C3). The property is sold freehold. Council tax band D. Energy rating C.

SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

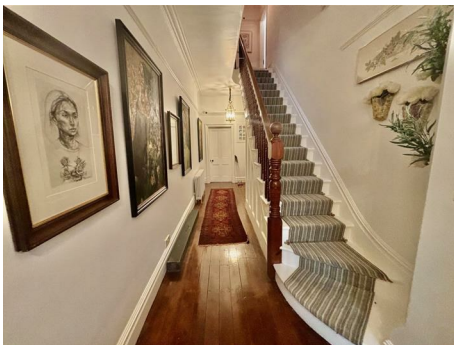
Entrance Vestibule

With secure entrance door, feature stone surround with arch window over, Minton tiled floor, half panelled wooden walls and delightful inner door with stained glass windows to:

Reception Hall



The beautifully appointed reception hall has a galleried staircase leading to the first floor, two period style radiators, polished wooden floor and moulded coving to the ceiling with wooden picture rail and central ceiling rose. Access to:



Cellar

Two part cellar with power, light and wine rack.

Sitting Room 14'7" x 17'3" (4.47m x 5.28m)



The beautifully appointed lounge, located at the front of the property, has a wealth of period features as well as a walk in double glazed sliding sash window overlooking the front elevation with internal plantation shutters. The room has a feature

multi-fuelled fire within a decorative surround set upon a glazed tiled hearth and there is a TV point, two period style radiators and polished wooden floor. Moulded coving to the ceiling and picture rail. Double doors opening to:



Dining Kitchen 19'3" x 13'8" (5.89m x 4.17m)



Neatly fitted with a range of work surface/preparation areas, base cupboards and a 'Lacanche' cooking range, with may

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be purchased via separate negotiation, with concealed extractor over. The kitchen has a Belfast style sink with mixer tap beneath a double glazed window overlooking the side elevation and there is space for an American style fridge freezer, central island and ample space for a dining table. The spacious room has a further double glazed window to the side elevation, two period style radiators and door to the side elevation. The room has a picture rail and the original glazed room bell display which is a particular feature of the room. (Non operational)



Ground Floor Shower Room 8'5" x 4'9" (2.59m x 1.47m)

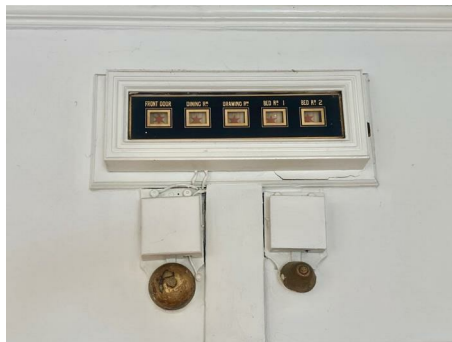


With low level WC, wash hand basin and shower cubicle with glazed screen, frosted double glazed window and radiator. Extractor fan.

Drawing Room 21'1" x 16'7" (6.43m x 5.08m)



This particularly versatile room has double glazed windows overlooking the rear elevation, double doors to the rear garden, period style radiator and decorative feature fireplace, coving, ceiling rose and access to ground floor shower room. (This room could be used as a ground floor bedroom as there is a 'Jack and Jill' style door to the previously described ground floor shower room, giving this an en-suite facility)



Inner Lobby / Laundry



This particularly useful space has a sink with mixer tap, frosted double glazed window, space for a washing machine, space for a tumble dryer above and wall mounted pressurized central heating system, with a 300 litre hot water tank providing domestic hot water and central heating. Access though this area to:



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Rear Bedroom One 15'8" x 16'6"
(4.78m x 5.05m)



wash hand basin with storage cupboard beneath, shower cubicle with glazed screen, period bath with mixer tap and heated towel rail. Frosted double glazed window and extractor fan.



The main landing has access to a lobby area which

Bedroom Two 13'6" x 17'3"
(4.14m x 5.26m)

To The First Floor -

Spacious Galleried Landing



A beautiful, spacious landing with staircase leading to the second floor, access to a loft space, polished wooden floor, picture rail and moulded coving to the ceiling.

With fitted wardrobes, period style radiator, moulded coving to the ceiling, ceiling rose and walk in double glazed bay window with views to the rear elevation.

En-Suite 14'4" x 4'9" (4.37m x 1.47m)



Beautifully presented with a low level WC,



Having double glazed sliding sash window with internal plantation shutters, fitted decorative feature fireplace, double radiator, polished wooden floor and moulded coving to the ceiling.

Access through previously described lobby area to:

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Bathroom 13'6" x 8'0" (4.14m x 2.46m)



With low level WC, wash hand basin with storage beneath and period style bath with central mixer tap. The half wood panelled room has a shower cubicle with glazed screen, two frosted double glazed windows and useful storage cupboard.



Bedroom Three 10'9" x 13'5" (3.28m x 4.11m)



Bedroom Four 6'9" x 14'9" (2.08m x 4.50m)



Having double glazed sliding sash window with internal plantation shutters to the front elevation, moulded coving to ceiling, picture rail and period style radiator.

To The Second Floor -

Galleried Staircase - Leads to:

Landing

With Velux style window. Internal lobby area gives access

Bedroom Five 19'7" x 18'2" (5.97m x 5.56m)



This large room situated on the top floor has two radiators, four Velux style windows, exposed beams, access to a large loft space and access to:



En-Suite Shower Room 9'6" x 8'2" (2.92m x 2.49m)



With low level WC, wash hand basin with storage beneath, shower with screen and Velux style window. Touch operated mirror.

An internal lobby area gives access to:

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Bedroom Six 13'3" x 19'3" (4.06m x 5.87m)



With three Velux style windows, exposed beams and radiator.



En-Suite 9'6" x 7'4" (2.90m x 2.26m)



With low level WC, 'his and hers' wash hand basin set upon a marble top and period bath. Velux style window and radiator.

Outside



To the front of the property is an attractive garden with wall boundary, feature bushes, Bay trees, box hedge row and pathway leading to the front door. Double wooden gates open to reveal a block paved driveway to the side of the house with parking for several cars before leading to a continuation of the driveway providing off road parking with turning space at the bottom of the garden. The front of the driveway to the rear boundary wall is 50 meters, width 20 meters.

To the rear of the house there is a mature landscaped garden planted with plants, tree shrubs, lawned area, Silver Birch trees, gravelled beds, raised level timber beds and seating area ideal for alfresco dining.



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Outbuildings -



Brick Built Garage One 19'3" x 12'9" (5.87m x 3.91m)

With double opening doors.

Brick Built Garage Two 19'1" x 10'0" (5.84m x 3.07m)

With up and over door and adjoining brick built shed.

Adjoining Workshop 14'9" x 12'2" (4.50m x 3.73m)

With single personal access door with two single glazed windows to the front elevation.



Please Note

Prospective purchasers should note that the existing outbuildings which are located at the rear of the property, have formally had planning permission granted for conversion to a psychotherapy/counselling rooms with flat above (Use Class C3). The planning permission can be obtained from the offices of Phillips & Co.

In addition the vendor has informed Phillips & Co that although the property could be considered to be semi detached from visual inspection it is in fact structurally detached. If this is of particular importance to a prospective purchaser, please seek guidance from the office prior to viewing.

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