



Derby Road  
Draycott Derby





### Property Description

A beautifully presented four-bedroom detached family home in highly desirable location with off road parking, double garage and private rear garden. The property was designed and built for the current vendors in 1963 and has been re-furnished to a high specification in recent years to offer contemporary open plan living accommodation to the ground floor, re fitted kitchens and bathroom facilities by Steven Christopher designs and has air duct heating system and partial double glazing (where specified). In brief the accommodation comprises: - Spacious entrance hallway, re-fitted cloaks/wc, stunning lounge with twin sets of patio doors to the garden and triple bifold doors to dining room and sun lounge, refitted kitchen with a range of integrated appliances, rear lobby, utility room and integral door to double garage. To the first floor are four well-proportioned bedrooms, all with fitted furniture. Accessed off the landing is a stunning re-fitted family bathroom and shower room. Outside the property is set well back from the road beyond a front boundary wall with established specimen trees and shrubs offering a high degree of privacy. A block paved driveway provides off road parking for several vehicles and leads to a double garage with electric remote door, light and power. There is a small private courtyard area to the front and a wide side gated path gives privacy and access to the rear. The rear garden has a wealth of features which must be viewed to be fully appreciated.

### Entrance Hall

Front panelled entrance door leads to entrance porch with double glazed panels either side, quarry tiled flooring and opening to:-  
Entrance hall-With open tread hardwood staircase off to the first floor, full height double glazed panel to the front elevation, door giving access to:-

### Cloaks/Wc

Having a refitted two piece suite by Steven Christopher designs comprising :- wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, mirror touch light over, low level WC with concealed plumbing, two opaque glazed windows to the side elevation, coat hanging hooks, inset spotlights to the ceiling, porcelain tiled flooring.

### Living Room

20' 2" x 15' 10" ( 6.15m x 4.83m )  
Having two sets of large double glazed patio doors to the rear giving super aspect and access to the garden, feature fireplace incorporating coal effect gas fire with marble effect hearth and backplate and teak mantle shelf over. Fitted to the chimney breast recess is mahogany cabinet providing tv standing, storage, open display cabinets and shelving. Coving and spotlights to the ceiling, triple bifold doors give access to :-

### Dining Room

22' 2" x 9' 9" ( 6.76m x 2.97m )  
Also accessed off the entrance hall with coving and inset spotlights to the ceiling and opening out to a garden room/seating area with further double glazed patio doors to the rear and side elevations providing super aspect and access to the garden.

### Kitchen

16' 6" x 9' 9" ( 5.03m x 2.97m )  
Professionally designed and fitted by Steven Christopher design to a high specification with a range of matching base and wall units with granite work surfaces, matching up stands and window sill, inset one and a quarter bowl inset sink unit with chrome mixer tap over, UPVC double glazed window to the side elevation, eye level Neff electric fan assisted oven and grill, induction hob and extractor fan, glazed splash back to the cooking area, inset spotlights to the ceiling, fitted bar area with glazed display cabinets, glazed serving hatch to the dining room, matching base units, door to the side gives access to rear lobby. Concealed to a full height unit is the Johnson and Starling boiler providing the property with domestic hot water and central heating, electric immersion heater.

### Rear Lobby

With quarry tiled flooring, lighting, door to the side path, full height double door fronted built in pantry with thrawl, shelving and light. A further door gives access to-

## Utility Room

Fitted with base units with double drainer stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine and stackable dryer, space for fridge freezer, opaque glazed windows to the side elevation, fuse box, power points and light, ceramic tiled flooring, sliding door gives access to: -

## Double Garage

19' 7" x 22' 2" ( 5.97m x 6.76m )

With electric remote controlled door ,light and power, a range of units, side glazed window.

## First Floor Landing

Inset lighting and coving to the ceiling, full height double glazed panels to the front elevation, loft access further UPVC double glazed windows to the side elevation.

## Master Bedroom

18' 1" x 11' ( 5.51m x 3.35m )

Fitted with an extensive range of furniture comprising:-full height wardrobes, vanity unit with drawers either side, storage unit, bedside units and drawers, UPVC picture window to the rear giving aspect over the garden, coving and spotlights to ceiling.

## Bedroom Two

11' x 13' 9" ( 3.35m x 4.19m )

Fitted with a range matching furniture comprising:-wardrobes, book shelves, bedside cabinets, vanity unit and drawers. Slimline wall mounted electric heater, fitted bed.

## Bathroom

Professionally re fitted by Steven Christopher design comprising:-bath fitted to ceramic tiled enclosure with fitted chrome waterfall tap to the side, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, corner glazed shower cubicle with mains power shower, WC with concealed plumbing, flush fitted double door fronted linen store with slatted shelving, ceramic tiled walls and flooring with feature border tiles, inset spotlights to the ceiling, UPVC double opaque glazed window to the side elevation, wall mounted chrome heated towel rail.

## Shower Room

Having a three piece white suite comprising :- corner glazed shower cubicle with bifold glazed door, mains chrome shower over, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, touch light mirror back, WC with concealed plumbing, ceramic tiled walls and flooring, spotlights to ceiling, UPVC double glazed window to the side elevation.

## Bedroom Three

11' 8" x 9' 9" ( 3.56m x 2.97m )

UPVC double glazed window to rear, triple sliding door fronted fitted wardrobe with overhead storage cupboards, fitted book shelves, wall mounted spotlights, range of furniture incorporating drawers and vanity unit.

## Bedroom Four

7' 8" x 11' 8" ( 2.34m x 3.56m )

Fitted with an extensive range of high quality designer furniture comprising:-fitted pull down concealed double bed, wardrobes, vanity unit, drawers, coving and spotlights to ceiling, loft access, double glazed window to rear.

## Outside

The property is set well back from the road beyond a brick rendered boundary wall with double pillared entrance into a block paved driveway. The driveway provides off road parking and turning for several vehicles leading to integral double garage with remote controlled door. The property is screened to the front by a wide variety of mature trees and shrubs and the driveway is flanked with further borders inset with shrubs. The block paving continues to the side of the garage to a private enclosed courtyard area to the front of the property with beautiful established Camelia and gate to the side giving access to a side paved path with double door access to an inbuilt outside store. The property has UPVC soffits, facias and guttering. . To the rear is a block paved patio carefully designed for all the patio doors from the rear reception rooms to spill out onto the patio with brick barbecue and raised borders inset with shrubs, shaped lawn flanked with borders inset with a variety of mature trees and shrubs. To the rear of the garden is a fenced boundary beyond which will be a small development of five luxury detached dwellings.















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