

## 56 Kingsbury Road, Derby, DE22 4JQ

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Offers Around £195,650

Freehold

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- Double Glazed & Gas Central Heated
- Entrance Hall with Lounge off
- Dining Kitchen
- Three First Floor Bedrooms & Bathroom
- Good Sized Lawned Rear Garden with Upper Level Patio
- Driveway
- Close to an Excellent Range of Amenities
- Close to Markeaton Park
- Convenient Location for Countryside Walks
- Viewing Recommended





## Summary

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A well-presented, three bedroom, mid terrace property occupying a popular and convenient location in Mackworth.

The property is double glazed and gas central heated with entrance hall, lounge, open plan dining kitchen, three first four bedrooms and a bathroom.

The property benefits from a driveway with fore-garden and a good size, mainly lawn, rear garden with raised patio and storage building.

# F&C

### **The Location**

Mackworth is a popular suburb of Derby with a good range of amenities including a primary school, a parade of shops, recreational ground, pleasant walks and easy access to open countryside. There is a regular bus service into Derby City centre and the property is conveniently located for Markeaton Park.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

12'4" x 5'9" (3.78 x 1.76)

A panelled and glazed entrance provides access to hallway with central heating radiator and staircase to first floor with understairs storage cupboard.

## Lounge

14'10" x 12'4" (4.54 x 3.78)

Featuring a chimney breast with tiled hearth and timber display mantel, central heating radiator and double glazed window to front.



## Dining Kitchen

21'1" x 8'6" (6.45 x 2.60)



## Dining Area

A spacious dining area with central heating radiator, door to hallway and double glazed window to rear.



### **Kitchen Area**

Comprising wood block effect worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards, complementary wall mounted cupboards, gas hob and built-in oven beneath, appliance space suitable for washing machine and fridge freezer, door and double glazed windows to rear.



### **First Floor Landing**

7'7" x 6'4" (2.32 x 1.94)

With feature balustrade.

### **Bedroom One**

13'6" x 11'10" (4.13 x 3.61)

Having a central heating radiator and two double glazed windows to front.



### **Bedroom Two**

15'4" x 8'7" (4.69 x 2.62)

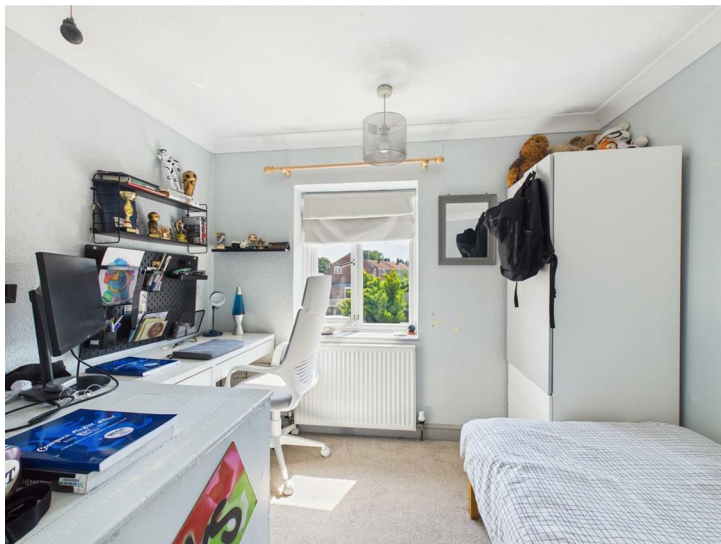
With central heating radiator and two double glazed windows to rear.



### Bedroom Three

9'4" x 8'11" (2.86 x 2.73)

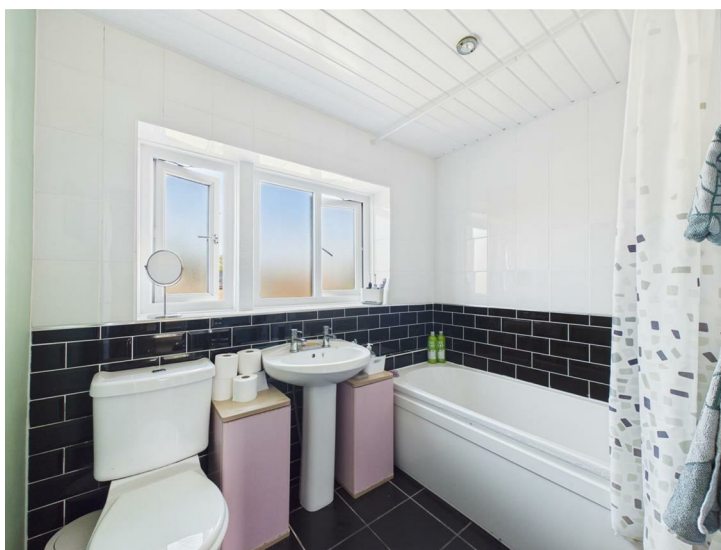
Having a central heating radiator, storage cupboard and double glazed window to front.



### Bathroom

7'7" x 5'8" (2.32 x 1.74)

Appointed with a suite comprising low flush WC, pedestal wash handbasin, bath with shower over, chrome towel radiator and double glazed window to rear.



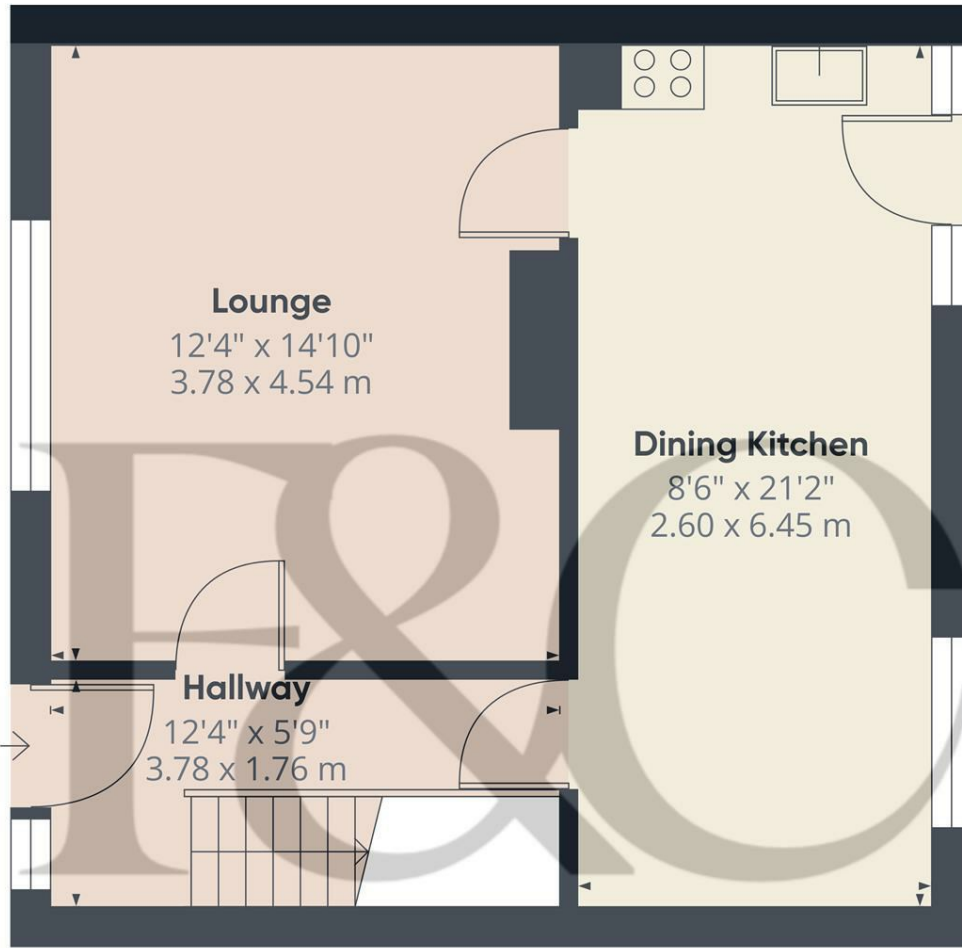
## Outside

To the front of the property is a fore-garden with gravel driveway.

To the rear of the property is an upper level patio area with feature balustrade, steps lead down to a good size lawn and there is also a useful outbuilding.



Council Tax Band A



Floor 0

Approximate total area<sup>(1)</sup>

441 ft<sup>2</sup>  
41 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>

472 ft<sup>2</sup>  
43.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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56 Kingsbury Road  
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DE22 4JQ

Council Tax Band: A  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	