

## 17 Wheeldon Avenue, Derby, DE22 1HP

Offers Around £365,000

Freehold



- A Spacious Characterful Terraced House With Accommodation Over Three Floors
- Located Within The Sought After 'Six Streets' Area Of Derby
- Entrance Vestibule And Hallway
- Lounge/Dining Room With Log Burning Stove
- Utility Area And Cloakroom/WC
- Fitted Breakfast Kitchen With lantern Light Ceiling And French Doors
- Four Double Bedrooms And A Bathroom
- Rear Enclosed Garden
- Easy Reach Of Local Facilities And Derby City Centre
- Good Access To The A38, A6, A50 And Railway Network





## Summary

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Offered with no onward chain. Nestled in the highly desirable Six Streets Area of Derby, this characterful house on Wheeldon Avenue offers a delightful blend of original features and modern living. The property boasts versatile accommodation spread over three floors, making it an ideal choice for families or those seeking extra space or working from home.

Upon entering, you are welcomed into an entrance vestibule leading to a hallway with original Minton tiled floor. This leads to an open plan lounge/dining room featuring a log burning stove that creates a warm and cosy atmosphere ideal for relaxation or entertaining.

There is a utility area off and a cloakroom/WC

The heart of the home is undoubtedly the extended breakfast kitchen, which is bathed in natural light thanks to its lantern light ceiling and French doors that open directly into the garden. Perfect for entertaining or Al Fresco living

The property comprises four well-proportioned, double bedrooms, providing ample space for family, guests or those working from home. The single bathroom is conveniently located on the first floor.

The property is located within easy reach of Derby city centre, Darley Park, Markeaton Park and easy access to the A38, A50, A6 and Derby train station which provides direct access to London St Pancras and other major cities.

With its blend of character and modern amenities, this house on Wheeldon Avenue presents a wonderful opportunity to enjoy comfortable living in a sought-after location.

# F&C

## The Location

The property's location just off Kedleston Road, within the sought after 'Six Streets' area offers easy access to an excellent range of amenities within close proximity including a small supermarket, café, pharmacy, Markeaton primary school, post office, barber shop, a real ale pub and regular bus service into Derby City centre. The location also gives easy access to Markeaton Park, Darley Park, connection to the A38, A50, A6 and Derby Train Station provides direct access to London St Pancras and other major cities.

## Accommodation

### Ground Floor

#### Entrance Vestibule

3'2" x 2'11" (0.97 x 0.91)

Having an original front door, dado rail and Minton tiled floor. An original glass door provides access to the hallway.

#### Entrance Hall

11'8" x 3'2" (3.56 x 0.99)

Having a feature Minton tiled floor, dado rail, central heating radiator and stairs lead off to the first floor.



## Lounge/Dining Room



### Lounge

14'3" x 11'5" (4.36 x 3.48)

Having a feature cast iron log burning stove with slate hearth, double cupboards to either side providing excellent storage space and open shelving above. Having original plaster coving, a contemporary vertical radiator and a bay window to the front. This opens up to the dining area.



### **Dining Area**

12'10" x 11'7" (3.93 x 3.54)

Having an original built-in cupboard with leaded glass doors and double cupboard beneath, a chimney breast with open feature, a central heating radiator with decorative radiator cover and original coving to the ceiling. There is a picture rail and double glazed French doors provide access to and views over the rear garden. Having a luxury vinyl tiled effect floor.



### **Inner Hall/Utility Area**

5'5" x 4'4" (1.67 x 1.34)

Having a wood grain effect roll top work surface with plumbing for an automatic washing machine below and a wall mounted boiler (serving domestic hot water and central heating system). There is a wall mounted cupboard providing excellent storage space.

### **Cloakroom/WC**

4'4" x 2'11" (1.34 x 0.90)

Appointed with a two piece suite comprising a vanity wash handbasin and a low flush WC. There is a luxury vinyl floor, a dado rail and a door provides access to an understairs storage area which provides excellent space.

## Breakfast Kitchen

17'8" x 8'11" (5.41 x 2.73)

Appointed with a range of modern base cupboards, drawers and eye level units with a wooden work surface over incorporating a stainless steel sink drainer unit with mixer tap over. There is space for an American style fridge freezer and a range cooker with double electric oven, grill, electric hob, splashback and extractor hood above with lighting. There is an integrated microwave. The dining area has a central heating radiator with decorative radiator cover and a lantern light ceiling. Having double glazed French doors providing access to and views of the rear garden and a tiled effect vinyl floor runs throughout.



## First Floor

### **Galleried Landing**

13'1" x 2'5" (3.99 x 0.76)

With feature balustrade, dado rail and stairs leading to the second floor. There is a central heating radiator.



### **Bedroom One**

13'2" x 11'11" (4.02 x 3.65)

Having two windows to the front elevation, a feature original cast iron fireplace with tiled hearth, original fitted wardrobes providing excellent hanging and storage space and a picture rail.



### **Bedroom Two**

12'11" x 9'4" (3.95 x 2.86)

With a window to the rear overlooking the garden and a picture rail. There is a central heating radiator.

### **Bedroom Three**

10'2" x 8'10" (3.12 x 2.70)

Having a UPVC double glazed window to the rear and a central heating radiator with decorative radiator cover.



### **Bathroom**

6'0" x 5'5" (1.83 x 1.67)

Appointed with a three piece white suite comprising a panelled bath with mains fed shower over and glass shower screen, a wash handbasin and a traditional style WC. There is metro style white tiling to the walls, a feature pattern tile floor and a window to the side with obscure glass.

### **Second Floor**

#### **Landing**

2'8" x 2'2" (0.82 x 0.68)

Having a double glazed Velux window to the ceiling.

## Bedroom Four

16'10" x 14'3" (5.14 x 4.36)

With two double glazed Velux windows and a central heating radiator.

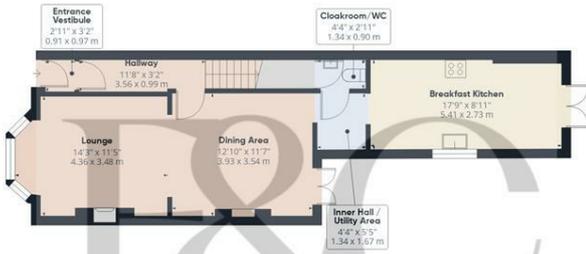


## Outside

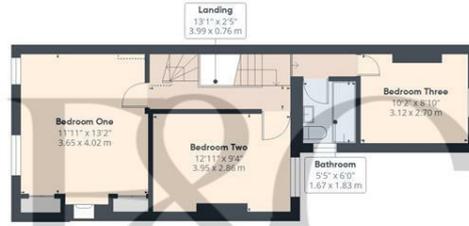
To the rear there is an enclosed garden with paved patio and lawned garden beyond. The garden has shrubs and flowering plants to the borders. A Shed to the side provides additional storage space and there is a a log store.



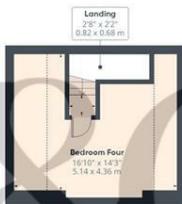
Council Tax Band C



Floor 0



Floor 1



Floor 2



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

1256 ft<sup>2</sup>  
116.7 m<sup>2</sup>

**Reduced headroom**

85 ft<sup>2</sup>  
7.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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

GIRAFFE360



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Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

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