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Cummings Street  
Derby



## Property Description

Nestled on the sought-after Cummings Street, this delightful two-bedroom mid-terrace property offers a perfect blend of comfort, style, and convenience situated close to a wealth of restaurants, shops, Schools & public transport. Located in a vibrant neighbourhood making it an ideal choice for professionals, couples, and families alike. With easy access to shops, parks, and community services, public transport this home combines modern peaceful living with the convenience of a great location. The whole house has been totally renovated to the highest standard throughout with Brand new fully tiled Bathroom featuring both a shower & bath with vanity & all the modern accessories needed. Every room has been replastered & fully redecorated. In brief the property comprises of; lounge , dining room with opening to the kitchen. to the first floor their is two double bedrooms and a brand new bathroom suite. Outside their is a fully enclosed rear garden. This property needs to be viewed to fully appreciate what it has to offer.

## Lounge

situated to the front of the property another good sized living room with UPVC window to the front with fitted blinds and new laminate flooring.

## Dining Room

situated to the rear with a double glazed window with fitted blinds that invites natural

light, complemented by high quality low energy efficient wi fi electric radiators creating a warm economic & inviting atmosphere with new laminate flooring and open plan into the kitchen , access to the cellar and stairs leading to the first floor.

## Kitchen

situated to the rear the fitted kitchen features an open-plan layout to the dining room and is a brand new Howdens kitchen finished to a high standard with integrated over and hobs over and comprises of a mixture of matching wall and base units with counter tops over. the open plan aspect gives the area a modern, spacious feel which is ideal for both practicality , everyday living and entertaining.

## First Floor Landing

The first floor allows access to all areas of the first floor and benefits from brand new carpets all on the landing and leading into the bedrooms.

## Bedroom One

Situated to the front elevation this double bedroom benefits from double glazed window , new carpets and a new wifi electric heater.

## Bedroom Two

Situated to the rear elevation this double bedroom benefits from double glazed window , new carpets and a new wifi electric heater.

## Bathroom

The brand new 3 piece bathroom suite comprises of; a bath with shower over, vanity unit , low level W/C, electric towel radiator and is fully tiled with frosted window to the rear elevation.

## Outside

## Front

The front of the property has a gated private side entrance, and parking benefits from homeowner's residential scheme permits for homeowners which is invaluable in this area to ensure on the road parking space.

## Rear

The private enclosed rear garden offers a generous outdoor space, perfect for relaxing or gardening enthusiasts which has been cleared for the buyer to adapt to their needs & taste with the potential for an outbuilding

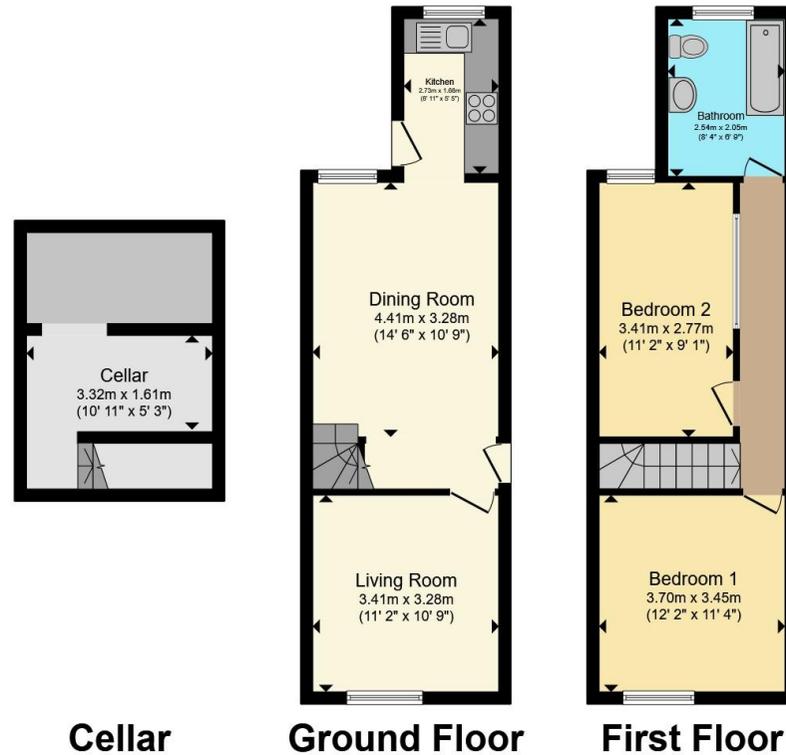
## Cellar

The cellar is accessed through the hatch in the dining room with stairs down, has electric lighting and allows a great space for additional storage.









Total floor area 82.3 m<sup>2</sup> (886 sq.ft.) approx

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