

2 Bed House - Semi-Detached

Price £225,000

 Dryden Street, Derby, DE23 8AT



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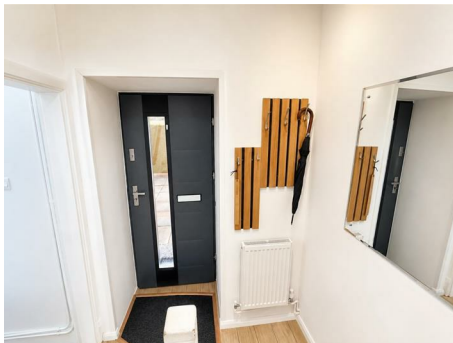
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Arguably the best example of its type to be brought to the market. This delightful home has been the subject of a comprehensive extension and upgrade programme to provide light and spacious high specification accommodation which must be viewed to appreciate the size of plot and wealth of quality appointments on offer. This superior house offers immense potential to extend further (subject to local authority planning consents). In brief; reception hall, sitting room flowing through to a sizeable dining room with well equipped kitchen off. Ground floor shower room. To the first floor a landing leads to two double bedrooms. Outside is forecourt parking together with further parking on the driveway leading to the large detached garage, with an extensive mature rear garden. The property is sold freehold. Council tax band A. Energy rating C.

Reception Hall



Having feature contemporary composite entrance door, woodgrain effect ceramic tiled floor, understairs storage cupboard and staircase to first floor.



Sitting Room 14'11" x 10'1" (4.57 x 3.08)



Having feature wall mounted contemporary style 'biofuel' fire, Tv connection point, radiator, UPVC double glazed window. An open arch leads to the;



Dining Room 20'4" x 6'11" (6.21 x 2.13)



Having a pitched ceiling incorporating two Velux double glazed skylights, radiator, laminated wood effect floor, fitted cupboards, UPVC double glazed windows and door to rear.



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Fitted Kitchen 14'9" x 5'9" (4.51 x 1.77)



Having a range of modern fitted wall and base units, laminated working surfaces with tiled splashbacks, matching floor, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, space and plumbing for automatic washing machine, space for fridge / freezer, concealed boiler, UPVC opaque double glazed window., radiator.



Shower Room



Having a modern white four piece suite, tiled walls and floor, heated towel rail, extractor fan, ceiling LED downlighters

First Floor - Landing

With radiator and UPVC double glazed window.

Bedroom One 14'11" x 10'1" (4.57 x 3.09)



Having a recessed wardrobe, laminated floor, radiator and UPVC double glazed windows.



Bedroom Two 15'0" x 8'11" (4.58 x 2.73)



Having a laminated floor, radiator and UPVC double glazed windows.



Outside



The property occupies an extensive mature well-tended plot and has three / four car parking to the front, with singular full width access gate leading to further car parking and a detached garage (measuring internally 6.82 x 3.08) with up and over

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garage door, double glazed patio doors, power and light.

The rest of the garden has a large lawned area with decking, shrubs and greenhouse, cold water tap, outside electric point and security lighting.



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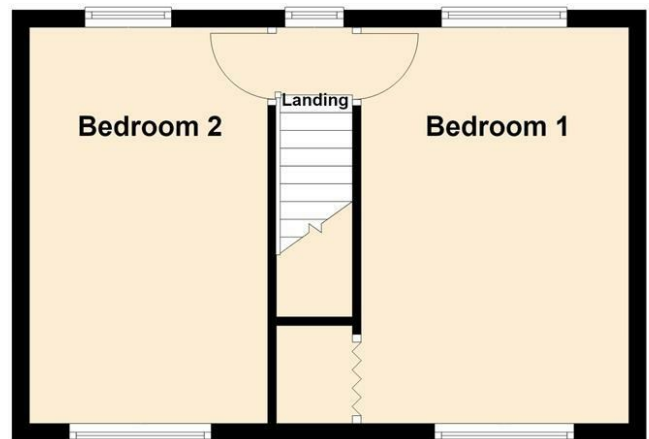
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Ground Floor



First Floor



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (71-80)		
D (61-70)		
E (51-60)		
F (41-50)		
G (1-40)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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