

Fletcher & Company

8 Woodland Road, Derby, DE22 1GF

£350,000

Freehold



- Sought After Location
- Attractive Bay Fronted & Extended Semi-Detached Home
- Ideal for a Family
- Lounge & Extended Living Kitchen
- Three First Floor Bedrooms & Shower Room
- Good Size Driveway
- Detached Garage Offering Excellent Potential
- Sizeable Rear Garden
- Close to Amenities & Parks
- Viewing Highly Recommended





Summary

A stylishly presented and superbly positioned, bay fronted, extended, semi-detached residence sold with the benefit of a sizeable garden, driveway and garage.

The accommodation has gas central heating and double glazing and comprises spacious entrance hall, fitted guest cloakroom, lounge with feature fireplace incorporating cast iron log burner, fabulous extended L-shaped living kitchen with garden room, dining area and bespoke fitted kitchen. The first floor landing leads to three bedrooms and a well-appointed shower room. As mentioned, the property benefits from a fabulous garden to the rear with an extensive decked area, lawn, pond, gazebo and shed.

Please note: there is bamboo flooring throughout most of the property.

The garden has a good sized block paved driveway providing off-road parking and access to a good sized, detached garage which offers excellent potential for conversion to a home office/gym.

F&C

The Location

The property's location, just off Kedleston road, is highly desirable and extremely convenient with easy access to a range of amenities on Kedleston Road including primary school, cafe, shop, post office, barbers, pubs and a regular bus service into Derby City centre. Both Darley Park and Markeaton Park are within easy reach and the property is close to excellent transport links and a full range of amenities in the city centre.

Accommodation

Ground Floor

Entrance Hall

14'0" x 5'8" (4.28 x 1.73)

A panelled entrance door provides access to spacious entrance hall with period style central heating radiator, bamboo flooring which continues throughout most of the property and staircase to first floor with understairs storage cupboard.

Fitted Guest Cloakroom

5'7" x 3'9" (1.71 x 1.16)

Lounge

13'7" x 11'7" (4.15 x 3.54)

Appointed with a low flush WC, vanity unit with wash handbasin, wall mounted gas fired boiler and double glazed windows to front and side.



Fabulous Extended L-Shaped Living/Dining Kitchen

19'3" x 11'10" (5.87 x 3.61)

A charming room with feature chimney breast incorporating fireplace with brick hearth, timber lintel and cast iron log burning stove, period style central heating radiator, decorative coving and double glazed cant bay window to front with bespoke shutters.



Garden Room

10'10" x 9'8" (3.31 x 2.96)

A fabulous garden room with plenty of light courtesy of double glazed windows to the rear elevation, matching French doors to garden and two sealed unit double glazed Velux windows. There is a central heating radiator.



Dining Area

With period style central heating radiator.



Bespoke Fitted Oak Kitchen

Comprising oak preparation surfaces with matching upstands, tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance spaces currently housing a gas range cooker with extractor hood over, fridge freezer and dishwasher and double glazed window to rear.



First Floor Landing

8'9" x 4'5" (2.69 x 1.35)

A semi-galleried landing with access to loft space and double glazed window to side.

Bedroom One

13'10" x 11'7" (4.22 x 3.54)

With period style central heating radiator, decorative coving and double glazed cant bay window to front with bespoke shutters.



Bedroom Two

11'10" x 11'6" (3.62 x 3.52)

Having a period style central heating radiator and double glazed window to rear.



Bedroom Three

8'8" x 8'4" (2.66 x 2.56)

With period style central heating radiator and double glazed window to rear.



Superbly Appointed Shower Room

8'4" x 8'3" (2.55 x 2.52)

Reconfigured and now comprising low flush WC, vanity unit with wash handbasin and storage beneath, spacious shower cubicle, towel radiator, further central heating radiator and double glazed windows to side and front.



Outside

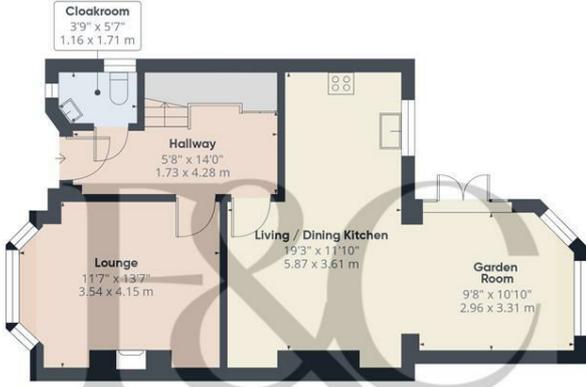
The property benefits from a good sized block paved driveway, a rarity in this location, which in turn leads to a detached brick garage offering excellent potential for conversion into an annex/home office/gym.

To the rear of the property is a well-established garden with an extensive two tier, decked, entertaining/sitting area immediately off the garden room, lawn, herbaceous borders, pond and hard standing with timber framed gazebo and shed.



Council Tax Band C





Floor 0 Building 1



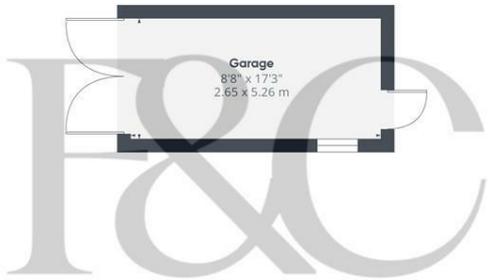
Floor 1 Building 1

Approximate total area⁽¹⁾
 1187 ft²
 110.3 m²

(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.

GIRAFFE360



Floor 0 Building 2



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8 Woodland Road
Derby
DE22 1GF

Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |