



5 Bed House - Semi-Detached

143 Kedleston Road, Derby DE22 1FT

Offers Around £650,000 Freehold



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**Fletcher
& Company**

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- Fine Period Residence of Style & Character
- Much Original Character
- Entrance Hall, Cellar & Fitted Guest Cloakroom
- Living Room, Dining Room & Garden Room
- Fabulous Open Plan Living Kitchen
- Five Double Bedrooms
- Family Bathroom & Family Shower Room
- Private South Facing Garden
- Triple Width Driveway Providing Off-Road Parking - Three Vehicles
- Sought After Residential Location - Easy Access To Markeaton Park & Darley Park

This is a fabulous, five double bedroom, period, semi-detached residence with south facing garden occupying a prominent location on Kedleston Road in Derby.

The property retains much original character throughout and would ideally suit a large family looking for a period home in a highly convenient location.

The property benefits from double glazed sash windows and gas central heating. The accommodation comprises porch, entrance hall with Minton style floor, cellar, fitted guest cloakroom, lounge with feature fireplace and box bay window, separate dining room and open plan living kitchen with quality fitted kitchen and high specification appliances with superb garden room off. The first floor landing leads to double bedroom one with walk-in dressing room, two further double bedrooms and a well-appointed bathroom. The second floor leads to two double bedrooms and a shower room.

Outside, the property is well screened from Kedleston Road with gardens to the front and side. To the rear of the property is a fabulous, well-established, south facing garden with generous lawn section, further artificial lawn and fabulous terrace for entertaining family and friends. To the foot of the plot is a triple width driveway providing off-road parking for three vehicles.

The Location

The property's location on Kedleston Road gives easy access to a nearby small shop, post office, barber, cafe, pharmacy, primary school, real ale pub, petrol station, Markeaton and Darley park, Darley Abbey Mills with restaurants and wine bar, Derby City centre and excellent transport links.

Accommodation

Ground Floor

Porch

4'10" x 3'5" (1.49 x 1.05)

A panelled entrance door with glazed fanlights provides access to porch with further panelled weeded glazed door to hallway.

Hallway

22'4" x 4'10" (6.83 x 1.49)

An impressive hallway with Minton style tiled floor, central heating radiator, feature wood panelled walls, impressive archway, decorative coving and staircase to first floor.



Living Room

16'2" x 15'1" (4.93 x 4.62)

Featuring a beautiful fireplace with decorative marble surround and open cast iron interior, period style central heating radiator, corner covicing and ceiling rose, feature wood panel wall and generous box bay window to front with double glazed sash windows.



Dining Room

14'4" x 12'10" (4.38 x 3.93)

With feature fireplace with exposed brick interior, stone hearth and timber display mantle, period style central heating radiator, decorative coving and two double glazed sash windows to side.



Quality Fitted Kitchen

20'8" x 16'11" (6.32 x 5.18)

Comprising extensive solid oak worktops with slate tiled surrounds, breakfast bar, ceramic sink unit with mixer tap, stylish illuminated fitted base cupboards and drawers, complementary wall mounted cupboards, inset Neff induction hob, two Neff ovens plus combination oven, coffee machine, two wine fridges, integrated dishwasher, washing machine and tumble dryer, appliance space suitable for large American style fridge freezer, door to cellar, recessed ceiling spotlighting, two stylish floor to ceiling central heating radiators, double glazed sash window to rear, stable door to side and open access to fabulous garden room.



Fabulous Garden Room

20'11" x 10'7" (6.40 x 3.23)

Having a pitched roof with incorporating sealed unit double glazed Velux windows, two period style central heating radiators, two double glazed sash windows, feature partially glazed floor situated over an impressive well and double glazed bifold doors to garden.



Fitted Guest Cloakroom

6'11" x 2'10" (2.11 x 0.88)

Appointed with a low flush WC and wash handbasin.



First Floor Landing

14'3" x 6'9" x 5'8" x 3'1" (4.36 x 2.08 x 1.73 x 0.96)

A semi-galleried split-level landing with central heating radiator, useful storage cupboard and staircase to second floor.



Double Bedroom One

13'11" x 13'7" (4.26 x 4.15)

Having a fireplace with feature surround and cast iron interior, period style central heating radiator, feature wood effect flooring, double glazed sash window to front and door to dressing room.



Walk-In Dressing Room

10'1" x 6'10" (3.08 x 2.10)

With central heating radiator and double glazed sash window to front.



Double Bedroom Two

14'9" x 14'0" (4.51 x 4.27)

Having a feature fireplace, central heating radiator and double glazed sash window to side.



Double Bedroom Three

13'7" x 11'6" (4.15 x 3.53)

With central heating radiator and double glazed sash window to rear.



Well-Appointed Bathroom

11'11" x 8'6" (3.65 x 2.61)

Partly tiled with a suite comprising low flush WC, roll edge claw foot bath, impressive slate topped timber vanity unit with twin sink units and mixer tap, central heating towel radiator, double glazed Velux window to side and double glazed sash windows to side and rear.



Second Floor Landing

13'6" x 6'9" (4.14 x 2.07)

Having a useful storage cupboard, central heating radiator and double glazed sash window to rear with view.



Double Bedroom Four

14'10" x 13'11" (4.54 x 4.26)

With feature fireplace, central heating radiator and double glazed sash window to rear.



Double Bedroom Five

14'0" x 13'6" (4.28 x 4.13)

Having a feature fireplace, central heating radiator and double glazed sash window to front.



Shower Room

7'2" x 6'9" (2.20 x 2.06)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator and sealed unit double glazed Velux window.



Gardens

The property is tucked away on Kedleston Road behind screening hedging and a timber hand gate which gives access to a pathway with fore-garden to front and side. A secure gate leads to the rear garden which is most impressive with a south westerly aspect, extensive lawn, attractive wall, artificial lawn, terrace for entertaining and dining, and a triple width driveway providing off-road parking for three vehicles.



Driveway

A triple width driveway providing off-road parking for three vehicles.





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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	