



Viewings Strictly By Appointment Only



View this property

Get in touch and one of our expert agents will arrange to give you a full tour of this superb property

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Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Beautifully presented traditional town house, set with directly off a park and public green. Having a variety of modern fixtures and fittings as well as having been extended to the rear and into the loft space. Internal viewings are essential to fully appreciated the property on offer.

- BEAUTIFULLY PRESENTED TRADITIONAL TERRACE
- EXTENDED TO THE REAR AND INTO THE LOFT
- OVERLOOKING THE PUBLIC GREEN
- LOUNGE WITH FEATURE SASH WINDOW
- OPEN PLAN DINING KITCHEN



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 Derby Telegraph Business Awards Finalists 2014



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Our View

Hannells Estate Agents are delighted to bring to the market this beautifully presented traditional town house, sitting in a beautiful position overlooking the park and public green. The property has been extended to the rear benefits from part uPVC double glazing as well as feature sash windows to the front, gas central heating by way of a combination boiler and features a full loft conversion. The property benefits from a mixture of modern and period features and briefly comprises; lounge with feature fireplace, dining room with French doors opening to the rear and opens into an extended kitchen with ample room for appliances as well as a Velux style roof window allowing for ample natural light throughout the room. Found to the first floor are two double bedrooms as well as an en suite shower room. Leading up from the first floor can be found a final bedroom with built in eaves storage and beautifully presented three piece family bathroom with feature roof window. Sitting to the front of the property is a fore garden area leading from a public pathway running along the terrace. The rear of the property features a low maintenance pebble garden with gates opening to the rear where there is zone controlled permit parking.

is conveniently located close to local shops, well regarded schools, public transport routes and amenities. The property also benefits from excellent road links into Derby City centre and out towards the A38 and A61 road networks. The property must be viewed internally to be fully appreciated.



Lounge: 11' 11" x 11' 0" (3.63m x 3.35m) Max
Having a wood door to the front elevation, glazed sash window to the front elevation, feature open fireplace with brick surround, radiator, television point, telephone point, coving and wooden flooring.

Dining Room: 11' 7" x 11' 0" (3.53m x 3.35m) Max
Having a set of double glazed French doors to the rear elevation, radiator, tiled flooring, built in under stairs storage cupboard, coving and staircase leading to the first floor. The dining room opens directly into the kitchen.

Kitchen: 20' 9" x 5' 10" (6.32m x 1.78m) Max
Having a uPVC double glazed window to the side elevation, double glazed Velux skylight to the rear elevation, range of fitted wall, base and drawer units with a roll top laminate work surface over, tiled splash back, stainless steel sink with one and a half times bowl, drainer and mixer tap, integrated electric stainless steel fan oven, integrated stainless steel gas hob with cooker hood over, space and plumbing for automatic washing machine, space for dryer, space for upright fridge/freezer, two radiators, tiled flooring, down lighting and double glazed French doors opening to the rear elevation.

First Floor Landing:
Having a staircase leading to the second floor.

Bedroom One: 11' 11" x 11' 0" (3.63m x 3.35m) Max
Having a glazed sash window to the front elevation, radiator and down lighting.

Bedroom Two: 8' 8" x 11' 0" (2.64m x 3.35m) Max
Having a uPVC double glazed window to the rear elevation, built in double wardrobe, radiator and door to en suite.

En Suite: 8' 6" x 5' 11" (2.59m x 1.80m) Max
Having a uPVC double glazed obscured window to the rear elevation, pedestal hand wash basin with tiled splash back, low level W.C, shower cubicle with direct shower over, radiator, extractor fan, wooden flooring and wall mounted combination boiler.

Second Floor Landing: 0' 0" x 0' 0" (0.00m x 0.00m)
Having a smoke alarm and access into Bedroom Three and the Bathroom.

Bedroom Three: 6' 10" x 10' 1" (2.08m x 3.07m) Max
Having two double glazed Velux style roof window to the front elevation, radiator and storage built into the eaves.

Bathroom: 6' 4" x 10' 0" (1.93m x 3.05m) Max
Having a glazed window to the rear elevation, feature glazed roof window to the rear elevation, pedestal hand wash basin, low level W.C, panelled bath with electric shower over, radiator, extractor fan, radiator, fully tiled to bath and wooden flooring.

Outside
Having to the front of the property a slate covered fore garden with paved pathway leading from the park. Found to the rear is a low maintenance garden, mostly laid with pebbles and features an outside tap, fence boundaries and access from the rear to a permit parking zone.

