



GRANT'S  
OF DERBYSHIRE

14 French Street, Derby DE23 6PN  
Offers Around £325,000



Grant's of Derbyshire are delighted to offer For Sale this attractive Victorian, three bedroom semi-detached property located in a highly desirable area, within the catchment of Littleover School. The property itself benefits from gas central heating, uPVC double glazing and is extremely well presented throughout. To the ground floor, the property comprises of an entrance porch, hallway, sitting room, dining room and kitchen diner. Upstairs, there are three bedrooms and a bathroom. To the rear of the property is a good sized wooden decking area with steps which lead down to a gravel seating area where there is access to a lovely wooden summer house which is included in the sale. Viewing Highly Recommended. Virtual Tour Available.



## Ground Floor

The property is accessed via a part-glazed uPVC door which opens into the

### Entrance Porch 3'6" x 3'5" (1.07 x 1.05)

Another part-glazed door opens into the

### Hallway 21'2" x 5'4" (6.47 x 1.65)

With dado rail, elegant coving to the ceiling and stairs rising to the first floor. Doors open into the kitchen diner, dining room and

### Sitting Room 15'4" x 12'1" (4.68 x 3.69)

A good-sized reception room with a large uPVC bay window to the front aspect and a coal effect gas fire with a handsome wooden surround, granite hearth and tiled inset. There is original coving to the ceiling with a stunning central cornice with pendant lighting.

### Dining Room 11'9" x 10'0" (3.60 x 3.06)

Currently utilised as a fourth bedroom this space could also serve as a dining room or second reception room. UPVC patio doors open to the garden. There is a brick built fireplace with a quarry tiled hearth.

### Kitchen Diner 18'2" x 10'2" (5.55 x 3.12)

With a uPVC window to the rear aspect and patio doors which open to the garden from the side aspect, this kitchen is fitted with a range of matching wall, base and drawer units, there is space and plumbing for a washing machine and dishwasher and a wine fridge. The gas

range with double oven and extractor hood over is available by separate negotiation. There is also a stainless steel sink with adjustable, swan-neck mixer tap and space for a double fridge/freezer.

## First Floor

Stairs rise from the entrance hallway to the first floor landing where a couple more steps to the left lead to bedrooms one and three and to the right there is access to the bathroom and

### Bedroom Two 11'1" x 10'4" (3.38 x 3.15)

A double bedroom with a uPVC window to face the rear aspect.

### Family Bathroom 6'7" x 7'1" (2.03 x 2.16)

Fitted with a three piece suite to include a dual-flush WC, pedestal sink with mixer taps and a panelled bath with thermostatic shower over. There is also an obscured glass window to the side aspect.

### Bedroom Three 11'10" x 10'1" (3.61 x 3.09)

With a uPVC window to face the rear aspect.

### Bedroom One 12'8" x 16'0" (3.87 x 4.88)

A very well-proportioned double bedroom with two uPVC windows to face the front aspect. This room is also currently utilised as a home office.

## Outside & Parking

Immediately to the rear of the property is an

easily maintained, wooden decking area with plenty of space for outdoor dining, from here, steps lead down to a gravel area with paved stepping stones which lead to the entrance of the Summerhouse. To the front of the house, there is a small paved foregarden and side gate providing access to the rear garden. Parking on the street is available on a first come, first served basis.

### Summer House 7'7" x 13'10" (2.33 x 4.22)

This is a superb addition to the home, of timber construction and having power and light laid on, this has a number of uses including a home office, play room or studio.

## Council Tax Information

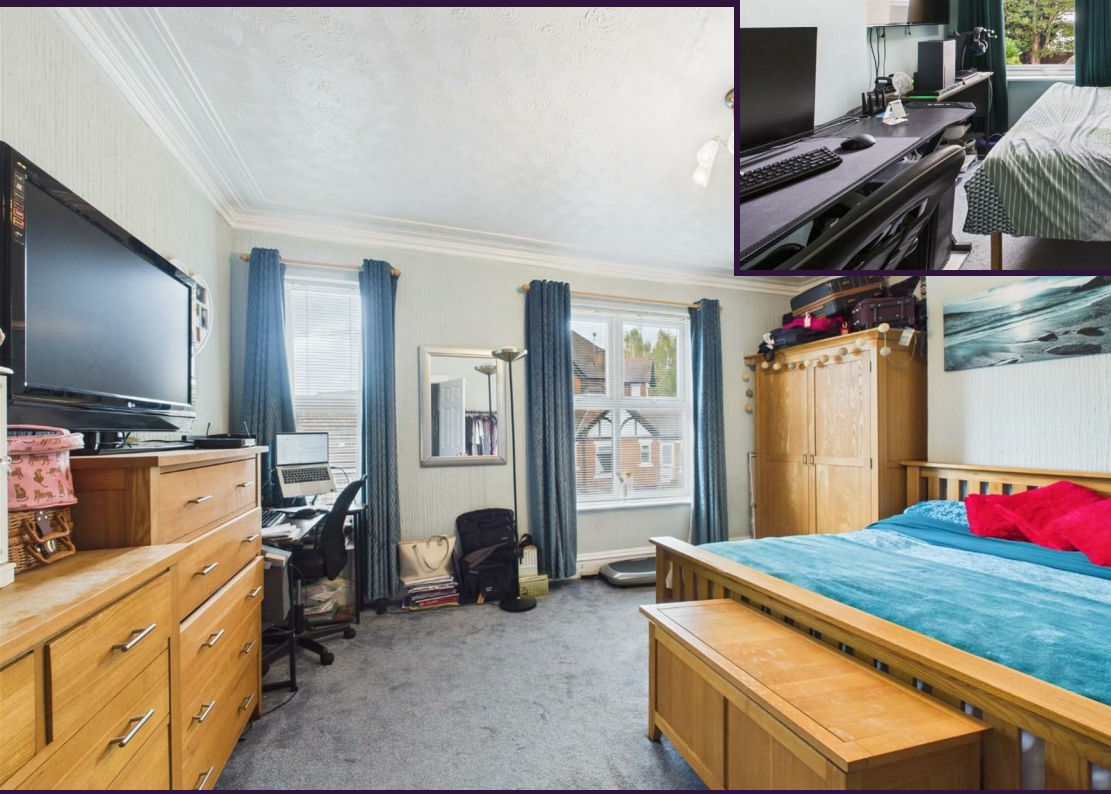
We are informed by Derby City Council that this home falls within Council Tax Band B which is currently £1,707.81 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

## Directional Notes

Leave Derby City centre via the Burton Rd roundabout taking the exit onto Burton Road. From here, take a left onto Vicarage Avenue and almost immediately after, a right onto Whitaker Road which becomes Carlton Road and then turn left onto French Street. The property will be found shortly after the turning on the left hand side. WhatThreeWords: cross.nest.castle













Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

