

Fletcher & Company

2 Brookside Close, Derby, DE1 3SR

Price £259,950

Freehold



- Offers Excellent Potential
- Quiet Residential Location
- Highly Convenient for City Centre
- Porch, Side Lobby & Fitted Guest Cloakroom
- Lounge
- Extended Dining Room with Kitchen Off
- Three First Floor Bedrooms & Bathroom
- Very Pleasant Private Rear Garden
- Large Driveway To Front
- Close to Excellent Amenities





Summary

Due to the high level of interest we have received for this property we are inviting best and final offers in writing by 10am on Wednesday 9th July to annette@fletcherandcompany.co.uk

An extended, three bedroom, semi-detached residence in a quiet cul-de-sac location in the Kedleston Road area of Derby.

This is a conveniently located, three bedroom, semi-detached residence which has been extended to provide spacious accommodation in a sought after location. The property is double glazed and gas central heated with porch, lounge, extended dining room with sitting room off, breakfast kitchen and side lobby with fitted guest cloakroom. The first floor landing leads to three bedrooms and bathroom.

The property is set behind a large driveway providing ample off-road parking. There is access down the side to a very pleasant, private rear garden with well-stocked borders and patio area. Please note there is also potential to extend the property to the side subject to any necessary planning consents.

F&C

The Location

The property's location is a stone's throw away from Kedleston Road which offers a shop, post office, barbers, cafe, real ale pub, Whitecross nursery, regular bus service into Derby City centre, easy access to Markeaton Park and Derby university as well as excellent transport links.

Accommodation

Ground Floor

Porch

4'1" x 3'6" (1.27 x 1.08)

A panelled and double glazed entrance door provides access to porch with central heating radiator and double glazed window to front.

Lounge

13'9" x 9'10" (4.19m x 3.00m)

Featuring an exposed chimney breast with gas fire, central heating radiator, decorative coving, double glazed window to front and door to staircase leading to first floor.



Dining Room

Comprising decorative coving and archway to sitting room.



Extended Sitting Room

19'3" x 11'9" (5.88 x 3.60)

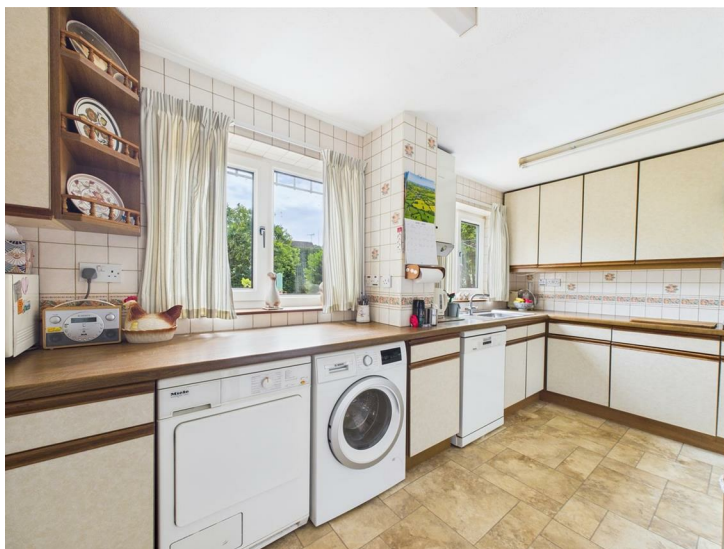
Having a central heating radiator, decorative coving and double glazed window to side with matching sliding patio door to garden.



Kitchen

15'3" x 9'5" (4.66 x 2.88)

Comprising wood grain effect worktops including breakfast bar, tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob, extractor hood, built-in oven and grill, appliance spaces suitable for fridge, freezer, washing machine, tumble dryer and dishwasher, central heating radiator, wall mounted Potterton gas boiler, two double glazed windows to rear and door to side lobby.



Side Lobby

6'11" x 2'11" (2.11 x 0.90)

With double glazed door to side and door to fitted guest cloakroom.

Fitted Guest Cloakroom

6'11" x 3'8" (2.12 x 1.12)

Appointed with low flush WC, pedestal wash handbasin, central heating radiator, decorative coving and double glazed window to front.

First Floor Landing

5'10" x 2'5" (1.79 x 0.75)

With double glazed window to side.

Bedroom One

13'9" x 9'10" (4.19m x 3.00m)

Having a central heating radiator, fitted wardrobes and double glazed window to front.



Bedroom Two

9'10" x 9'4" (3.02 x 2.86)

With central heating radiator and double glazed window to rear.



Bedroom Three

10'7" x 7'3" (3.23 x 2.22)

With central heating radiator and double glazed window to front.

Bathroom

7'4" x 6'4" (2.24 x 1.94)

Appointed with a low flush WC, pedestal wash handbasin, panelled bath with Mira shower over, airing cupboard, central heating radiator and double glazed window to rear.



Outside

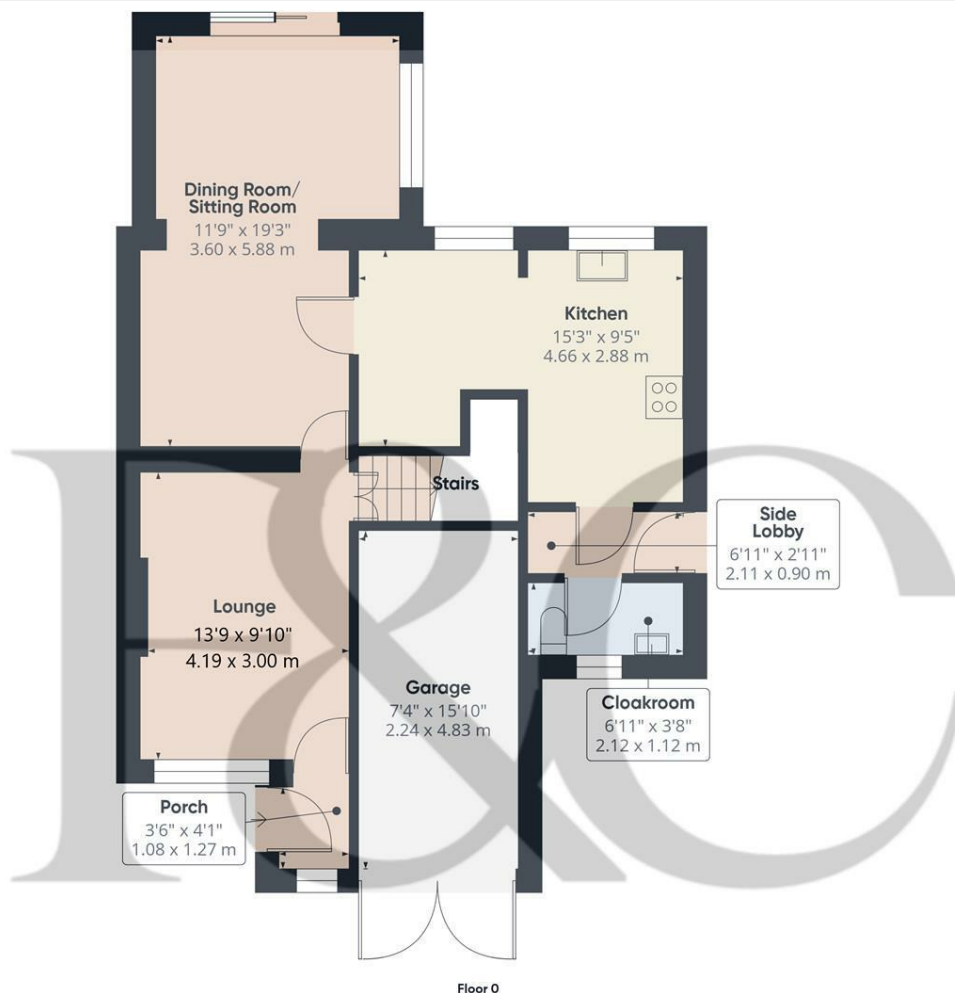
The property occupies a very pleasant plot on this quiet cul-de-sac with a low maintenance, rockery edged, gravelled fore-garden with block paved driveway and garage. Access to the rear can be gained from the side. To the rear of the property is a very pleasant garden which features a patio area, good sized lawn and generously stocked borders with shrubs, trees and hedging.



Garage

15'10" x 7'4" (4.83 x 2.24)



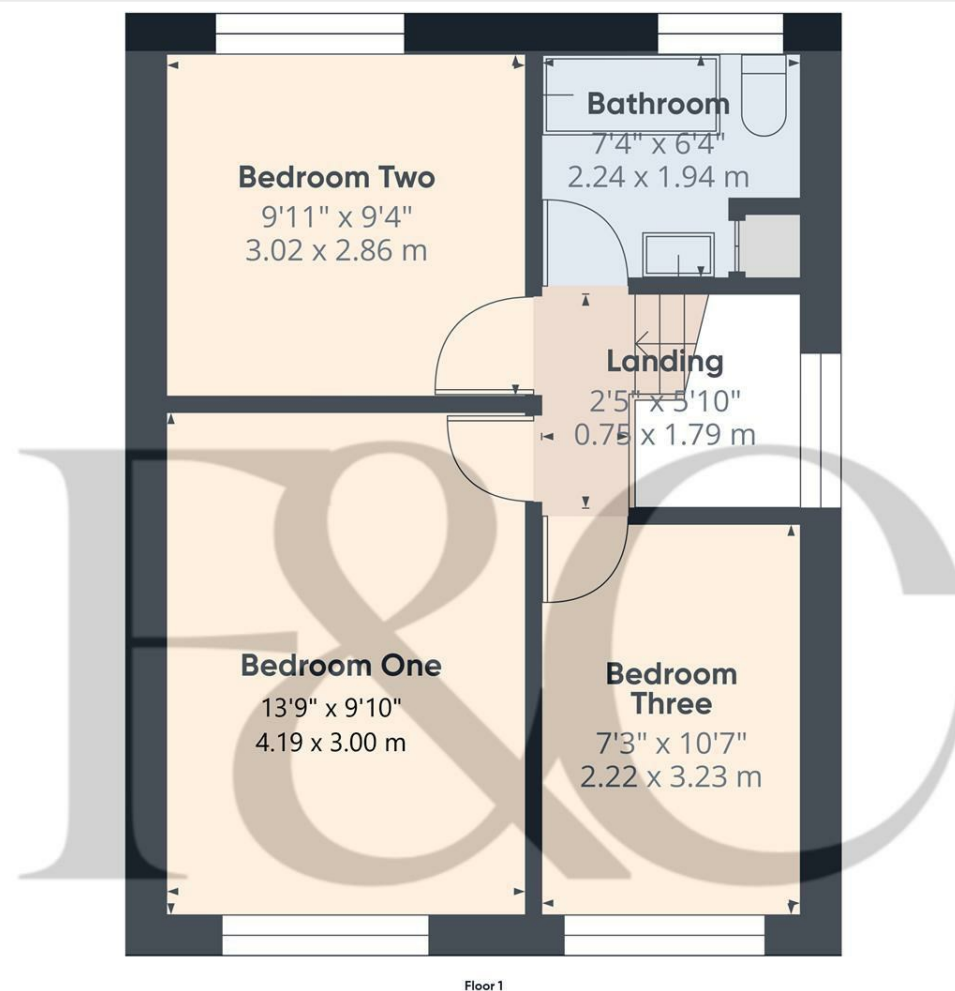


Approximate total area^m
707 ft²
65.6 m²

(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.

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Approximate total area^m
371 ft²
34.4 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: C
Tenure: Freehold

