



3 Bed House - Terraced

Victoria Villa, 29 Statham Street, Derby DE22 1HR

Offers Around £375,000 Freehold



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- Stunning 1901 Built Character Home
- Sought after 'Six Streets' Area
- Two Reception Rooms
- Extended Living Kitchen/Dining Room
- Basement/Gym with Wet Room
- Three Generous Bedrooms, Family Bathroom
- Attic Room/Study
- Private Garden
- Four-Storey Accommodation - 1,540 Sq Ft
- Close To Darley Park & City Centre

Victoria Villa - A most attractive and extended bay fronted three bedroom plus attic room character home, offering a superb layout with impressive living kitchen/dining room and ground floor basement gym.

The property occupies this highly sought after position off Kedleston Road within the noted Six Streets and is located just a short walk away from Darley Park, Markeaton Park and Derby City centre.

The Location

The property is located in the highly sought after Six Streets area off Kedleston Road, positioned just a short walk away from the City centre offering easy access to a full range of amenities including comprehensive shopping facilities along the Corn Market and noted Derbion shopping centre with its major retail outlets and state of the art cinema.

For those who appreciate charming period architecture, Sadler Gate and Iron Gate are both well worth a visit, boasting a selection of up-market clothing outlets together with a selection of cafes bars and public houses. Friar Gate is the place to be for those who enjoy relaxing and indulging in stylish restaurants and bars.

Easy access on the A6, A38, A50, A52 leading onto the M1 Motorway.

The Accommodation

Ground Floor

Vestibule

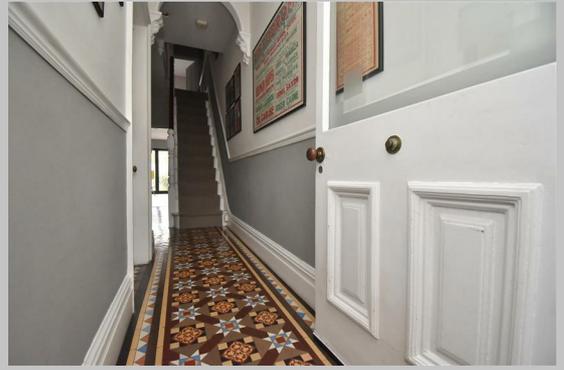
3'1" x 3'1" (0.96 x 0.95)

With panelled entrance door, inset door mat, Minton tiled flooring, dado rail, deep skirting boards and architraves, high ceiling, coving to ceiling and internal half glazed door giving access to the entrance hall.

Entrance Hall

22'2" x 5'6" x 3'0" (6.77 x 1.68 x 0.93)

With matching Minton tiled flooring, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, period archway, radiator, steps leading to the basement and staircase with attractive balustrade leading to the first floor.



Basement

Gym

11'8" x 5'8" (3.58 x 1.74)

With tiled flooring and spotlights to ceiling



Bike Store One

13'5" x 2'7" (4.09 x 0.80)

Store Two

6'6" x 2'9" (1.99 x 0.84)

Wet Room

8'5" x 2'11" (2.59 x 0.89)

With electric shower, fitted wash basin, low level WC, fully tiled walls, tiled flooring, spotlights to ceiling, extractor fan and sliding door.



Basement Entrance Hall To Front

8'1" x 2'7" (2.47 x 0.79)

With entrance door.

Lounge

14'5" into bay x 12'11" (4.40 into bay x 3.94)

With feature fireplace with charming gas burning stove and raised hearth, fitted storage cupboards to either side of the chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, open square archway leading into the dining room, double glazed sash style bay window with plantation shutter blinds and aspect to the front and internal panelled door.



Dining Room

12'11" x 10'10" (3.94 x 3.32)

With charming display fireplace with pattern tiled surrounds and raised tiled hearth, charming fitted china display cabinet to the left hand side of the chimney breast with fitted base cupboard beneath, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, radiator, internal panelled door, open square archway leading back into the lounge and open square archway leading into the extended living kitchen/dining room.



Extended Living Kitchen/Dining Room

16'7" x 16'3" (5.06 x 4.96)

With central fitted island with inset stainless steel sink unit with mixer tap with matching Silestone worktops and useful fitted base cupboards beneath and also incorporating integrated washing machine and with the continuation of the Silestone worktops forming a useful breakfast bar area. Additional fitted base cupboards again with matching Silestone worktops, stainless steel Stoves dual fuel cooker (included in the sale) with stainless steel extractor hood over and space for fridge/freezer. Tiled flooring, two radiators, two double glazed side Velux style windows, double glazed French doors opening onto paved patio and private rear garden, double glazed bi-folding doors opening onto paved patio and private rear garden, open square archway leading back into the dining room and lounge and internal panelled door with chrome fittings.



First Floor

Spacious Landing

25'6" x 5'3" (7.79 x 1.62)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, attractive balustrade, double glazed sash style window with plantation shutter blinds and aspect to the front and staircase leading to a useful attic room.



Double Bedroom One

12'11" x 10'9" (3.96 x 3.28)

With chimney breast with charming cast iron period display fireplace, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, sealed unit double glazed window with internal plantation shutter blinds and aspect to the rear and internal panelled door.



Double Bedroom Two

12'2" x 10'11" (3.71 x 3.34)

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed sash style window with plantation shutter blind and aspect to the front and internal panelled door.



Bedroom Three

9'3" x 8'3" (2.82 x 2.53)

With deep skirting boards and architraves, high ceiling, built-in cupboard housing the combination boiler, radiator, sealed unit double glazed window with internal plantation shutter blinds and aspect to the rear and internal panelled door.



Family Bathroom

8'2" x 6'2" (2.49 x 1.89)

With walk-in double shower enclosure with chrome period style mixer tap/shower, fitted wash basin with period style chrome fittings, low level WC, fully tiled walls, tiled effect flooring, heritage style towel rail/radiator, shaver point, spotlights to ceiling, sealed unit double glazed obscure window and internal panelled door.



Staircase Leading To:

Attic Room

16'9" x 13'10" (5.13 x 4.24)

With fitted storage cupboards, two sealed unit double glazed Velux style windows to the rear, sealed unit double glazed Velux style window to the front and storage into the eaves. (The attic room offers potential for a fourth bedroom subject to planning permission and the necessary building regulations.)



Front Garden

The property is set back from the pavement edge behind a low maintenance fore garden with brick retaining wall, black painted railings, slate chippings and a terracotta pathway leading to the panelled entrance door.

Rear Garden

To the rear of the property is a private, sunny rear garden measuring approximately 8.36 x 5.14 metres, it is fully enclosed by brick retaining wall and fencing and enjoys well stocked flower beds, shrubs, plants, paved sun patio, outside power and lighting, outside cold water tap, greenhouse and timber shed.

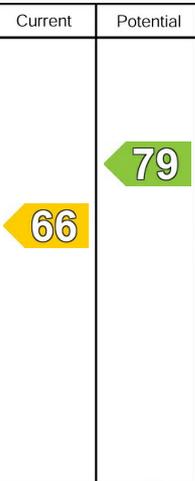


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Energy Efficiency Rating

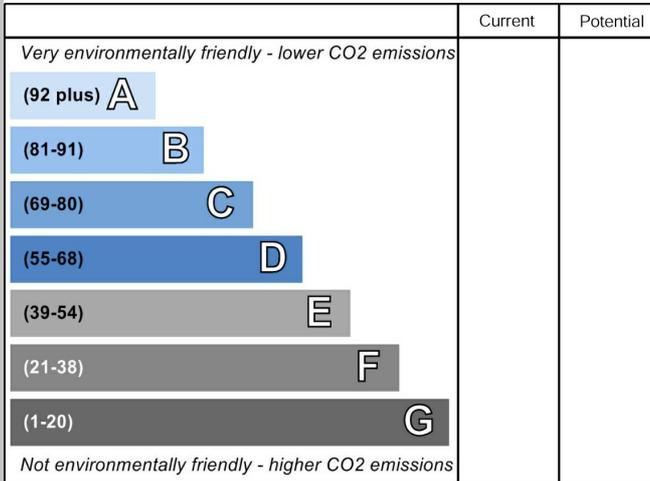
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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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>		



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