

22 Cedar Street, Derby, DE22 1GD

Offers Around £220,000

Freehold



- Traditional Mid-Terrace in Popular Location
- Lounge, Separate Dining Room
- Good Size Fitted Kitchen with Fitted Guest Cloakroom off
- Two Bedrooms & Two En-Suite Bath/Shower Room
- Stylish Landscaped Rear Garden
- Highly Convenient Location
- Close to Derby City Centre
- Close to Markeaton Park
- Easy Access to Nearby Amenities
- Viewing Recommended





Summary

This is a superbly presented and stylish, two bedroom, two en-suite, traditional, mid-terrace occupying a sought after location off Kedleston Road.

The property is double glazed and gas central heated with lounge, and dining room opening into good sized kitchen with fitted guest cloakroom. The first floor landing leads to bedroom one with en-suite shower room and bedroom two with en-suite bathroom.

To the rear of the property is a stylish landscaped garden with lower level patio area, lawn, terrace, further seating area with timber framed pergola and space for a garden shed at the foot of the garden. The garden is bounded by timber fencing.

F&C

The Location

The property's location just off Kedleston Road gives easy access into Derby City centre and amenities on the road include café, shop, post office, barbers, pub, chemist and primary school. There is also easy access to Markeaton Park and Darley Park.

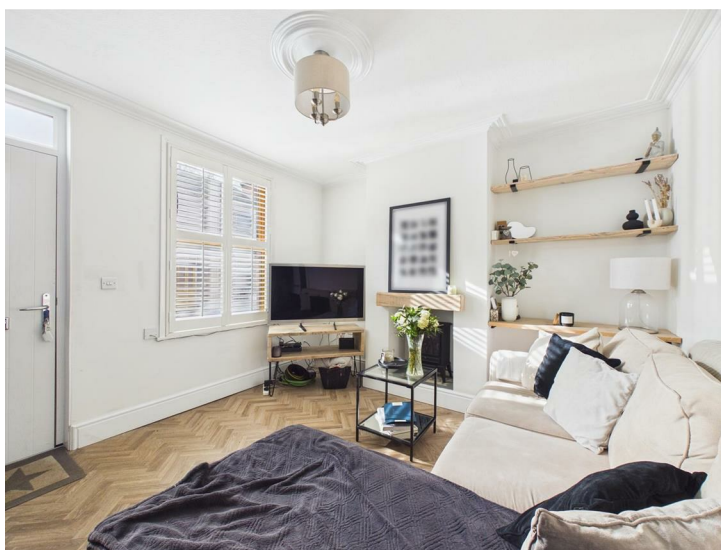
Accommodation

Ground Floor

Lounge

11'5" x 11'2" (3.48 x 3.42)

An entrance door provides access to lounge with central heating radiator, chimney breast incorporating lintel, tiled hearth and space for an electric fire, feature wood panelled wall, decorative coving and ceiling rose and double glazed window to front with bespoke shutters.



Inner Lobby

Having staircase to first floor.

Dining Room

11'4" x 11'3" (3.47 x 3.43)

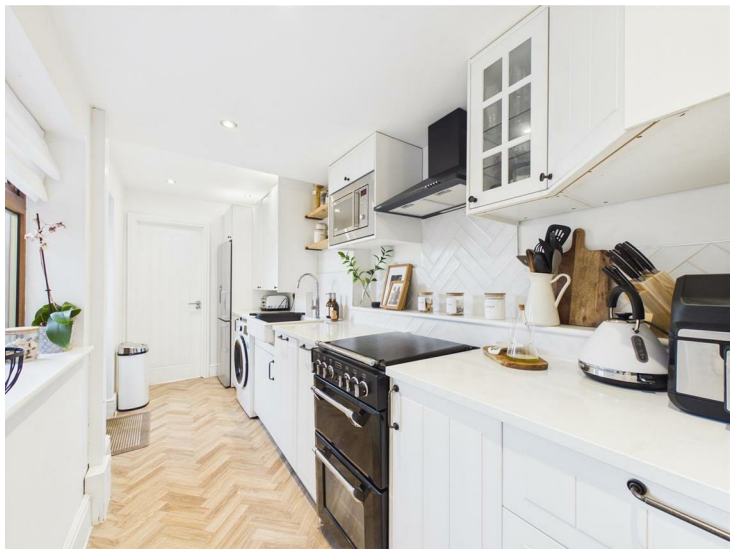
With central heating radiator, feature exposed chimney breast, double glazed French door to garden and access to cellar.



Kitchen

15'1" x 5'5" (4.60 x 1.67)

With quartz worktops with tiled surrounds, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for freestanding cooker with extractor hood over, built-in microwave, space for fridge freezer and washing machine, integrated dishwasher and double glazed window and door to side.



Fitted Guest Cloakroom

5'5" x 3'8" (1.66 x 1.13)

Appointed with a low flush WC, wash handbasin and double glazed window to rear.



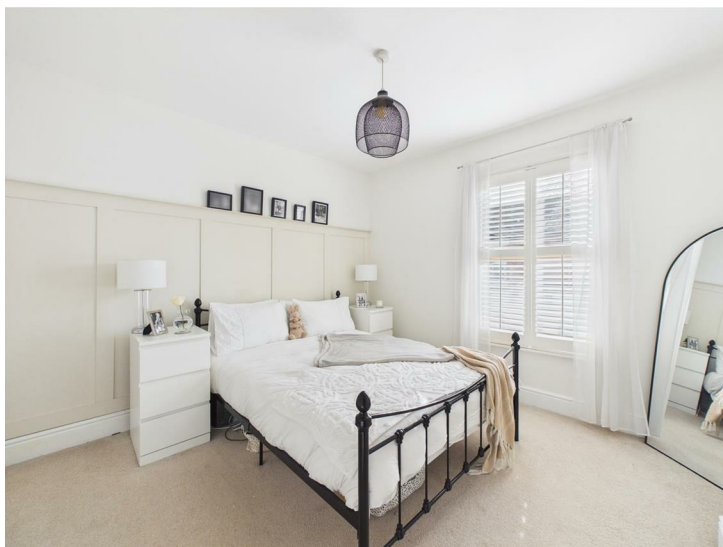
First Floor Landing

A small landing.

Bedroom One

11'3" x 11'3" (3.45 x 3.45)

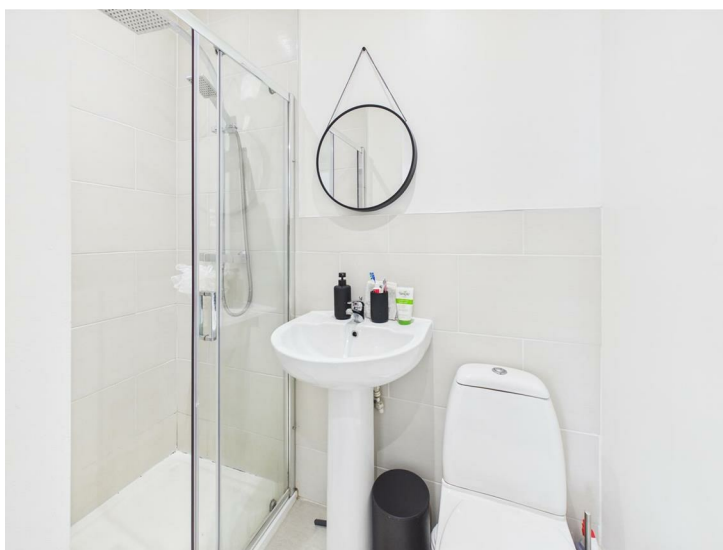
Having a central heating radiator, feature wood panelled wall, double glazed window to front with bespoke shutters and door to en-suite.



En-Suite Shower Room

6'5" x 3'2" (1.96 x 0.97)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle and central heating radiator.



Bedroom Two

11'3" x 7'10" (3.44 x 2.41)

Featuring a cast iron fire surround, central heating radiator, double glazed window to rear and door to bathroom.



En-Suite Bathroom

7'10" x 5'8" (2.39 x 1.75)

A stylish bathroom with low flush WC, vanity unit with wash handbasin and storage beneath, slipper style freestanding bath, feature wood panelling to walls and double glazed window to rear.



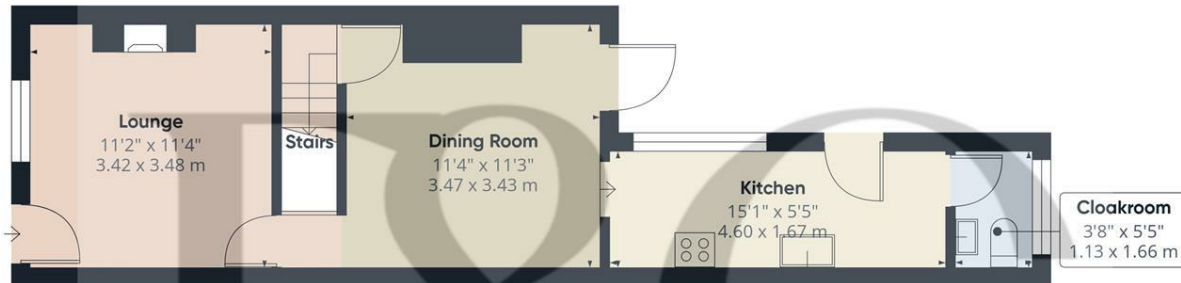
Outside

To the rear of the property is a very stylish garden with lower level patio area, lawn and pathway leading to the upper level. The upper level features an entertaining/seating area beneath a timber framed pergola. Beyond this is a shed.



Council Tax Band A





Approximate total area^m
384 ft²
35.6 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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Floor 0



Approximate total area^m
307 ft²
28.5 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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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

22 Cedar Street
Derby
DE22 1GD

Council Tax Band: A
Tenure: Freehold

