

## 135 Old Mansfield Road, Derby, DE21 4SA

Offers Around £279,950

Freehold



- A Superbly Presented And Upgraded Detached House
- Entrance Hall And Cloaroom/WC
- Full Width Lounge /Dining Room Opening To The Rear Garden
- Modern Conservatory/Garden Room Also Off the Lounge/Dining Rom
- Fitted Kitchen With Modern Units
- Three Well Proportioned Bedrooms
- En Suite To Bedroom One And A Family Bathroom
- Contemporary, Landscaped Rear Garden
- Drive For Three Cars And A Garage
- Easy Access to City Centre, A52, A38, A6 And Rail Links





## Summary

---

Located conveniently on Old Mansfield Road in Derby, this superbly presented detached house offers a delightful blend of modern living, comfort and low maintenance.

Within easy reach of Derby City Centre and connection with the A52, A38 and A6. The house is well placed for access to Derby Train station, linking with London St Pancras and other major cities. The Peak District and local open countryside are also easily accessible.

A welcoming hallway with cloakroom/WC flows into a full-width lounge/dining room which opens via two pairs of French doors to the outside garden and Conservatory/Garden Room.

The modern fitted kitchen also opens seamlessly to the lounge and dining area, creating an inviting space for entertaining and socialising.

To the first floor a light and airy galleried landing leads to three well-proportioned bedrooms, with the master bedroom having a modern en suite shower room. In addition, a stylish modern bathroom serves the other bedrooms

Outside, the contemporary rear garden has been thoughtfully landscaped to provide a low-maintenance outdoor entertaining space, perfect for enjoying sunny days, hosting barbecues and al fresco living.

The property offers ample parking and a single garage.

With no onward chain, this charming house is ready for you to move in and make your own. An internal inspection is highly recommended to appreciate the presentation, quality and atmosphere.

# F&C

## **The Location**

Within easy reach of Derby City Centre and all local amenities. Easy connection to the A52, A38 and A6. The house is well placed for access to Derby Train station, linking with London St Pancras and other major cities. The Peak District and local open countryside are also easily accessible.

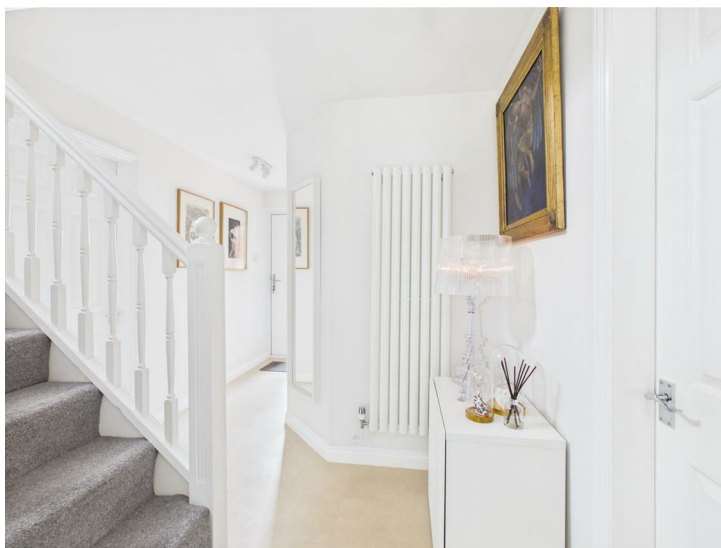
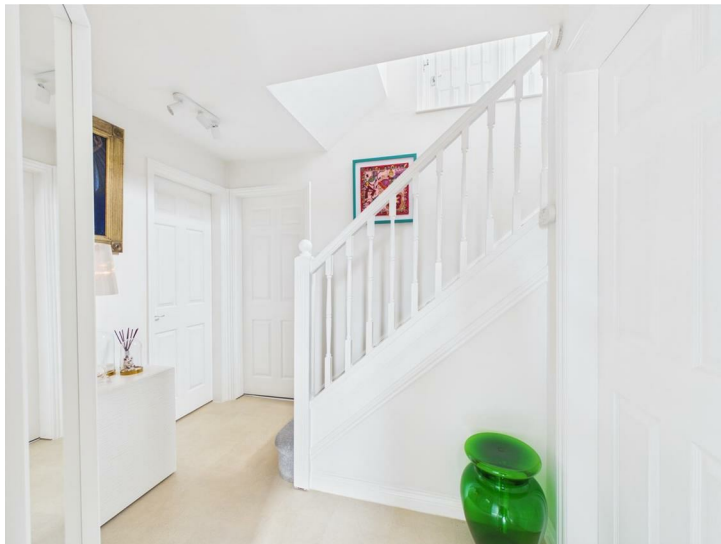
## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

8'1" x 5'10" (2.47 x 1.79)

Having a double glazed, modern, composite entrance door with glass insert, a luxury vinyl floor and stairs lead off to the first floor.



#### **Cloakroom/WC**

5'11" x 2'6" (1.81 x 0.78)

Appointed with a two piece modern suite comprising a low flush WC and a wall mounted wash handbasin with mixer tap over. There is a chrome heated towel rail, an inset spotlight and a UPVC double glazed window with frosted glass.

### Fitted Kitchen

12'3" x 7'8" (3.74 x 2.35)

Appointed with a range of modern base cupboards and eye level units with a contemporary work surface over incorporating a stainless steel sink drainer unit with mixer tap. Integrated appliances include an electric oven, ceramic hob, a stainless steel modern extractor hood with light and stainless steel splashback and an integrated dishwasher. There is plumbing for an automatic washing machine, a range of shelving, under lighting to the units and a UPVC double glazed window to the front. There is a modern heated towel rail and a door providing access to the side of the house. A cupboard/pantry provides excellent storage space. The kitchen opens to the lounge/dining room.



### Lounge/Dining Room

19'3" x 11'7" (5.88 x 3.54)

A light and airy room with two central heating radiators and UPVC double glazed French doors which provide views of and access to the landscaped rear garden. An additional pair of double glazed French doors provide access to the conservatory.



### **Conservatory**

9'10" x 9'4" (3.00 x 2.86)

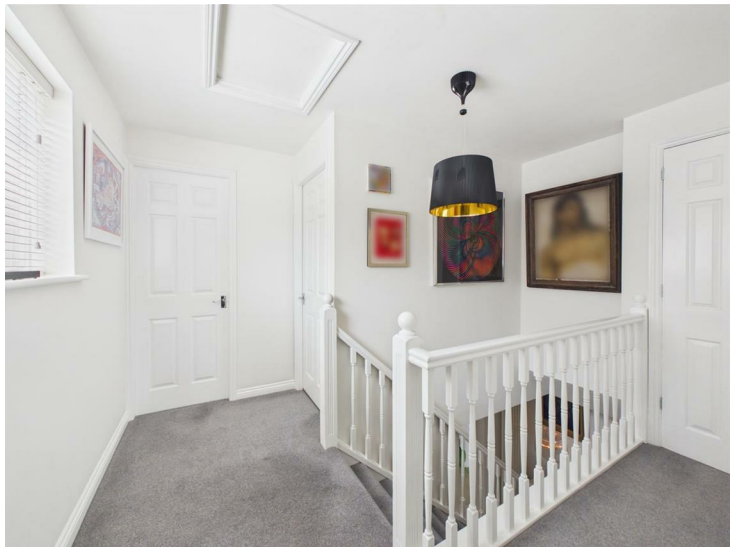
Having a luxury vinyl wood grain effect floor, UPVC double glazed windows and UPVC double glazed glass roof. There is a contemporary vertical column radiator and UPVC double glazed French doors provide access to the rear landscaped garden and deck.



### **First Floor Landing**

10'4" x 9'3" (3.15 x 2.82)

A galleried landing with a UPVC double glazed window to the side elevation with fitted blind. A built-in airing cupboard and access is provided to the roof space.



### Bedroom One

12'6" x 10'10" (3.83 x 3.32)

Having a central heating radiator and a UPVC double glazed window with fitted blinds providing far-reaching views over Derby City.



### En-Suite

6'9" x 6'2" (2.07 x 1.88)

Appointed with a modern white suite comprising a walk-in shower cubicle with glass shower door and mains fed shower over, a pedestal wash handbasin and a low flush WC. There is full tiling to the shower enclosure, tiling to the splashback of the wall mounted sink, a luxury vinyl wood grain effect floor and a chrome heated towel rail. There is a wall mounted modern "touch" mirror, electric shaver point and a UPVC double glazed window to the side with frosted glass. In addition, there is a useful built-in double cupboard which provides excellent storage space.



### Bedroom Two

11'9" x 8'9" (3.59 x 2.68)

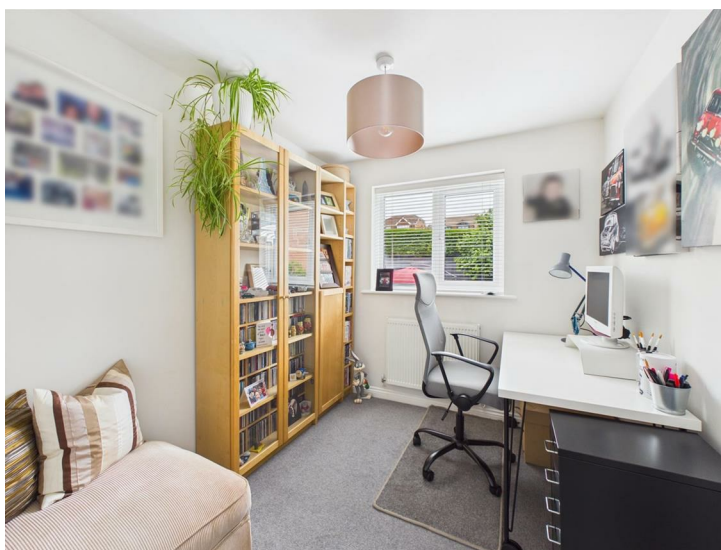
Having a central heating radiator and a UPVC double glazed window with fitted blinds overlooking the rear landscaped garden.



### Bedroom Three

8'8" x 7'3" (2.66 x 2.21)

Having a central heating radiator and a UPVC double glazed window with fitted blind.



### Bathroom

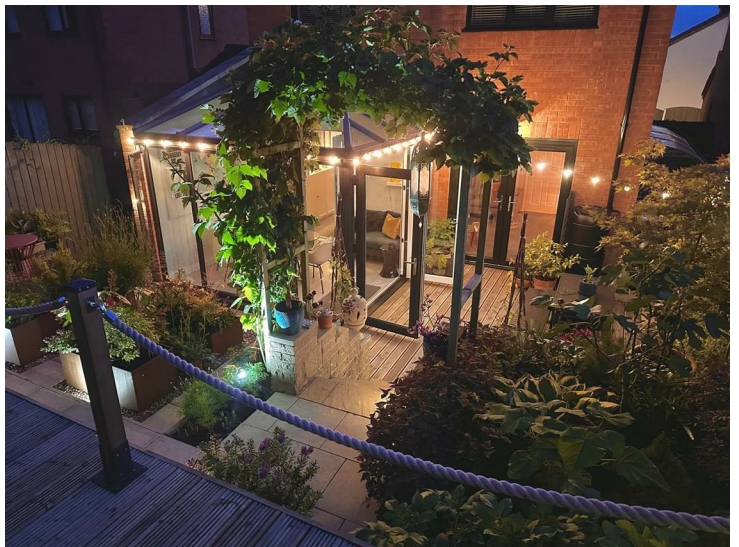
Appointed with a modern white suite comprising a panelled bath with mixer shower over, a pedestal wash handbasin and a low flush WC. There is tiling to the splashback areas and bath, a chrome heated towel rail, a wood grain effect luxury vinyl floor, an electric shaver point and a UPVC double glazed window with frosted glass and fitted blind.



Outside



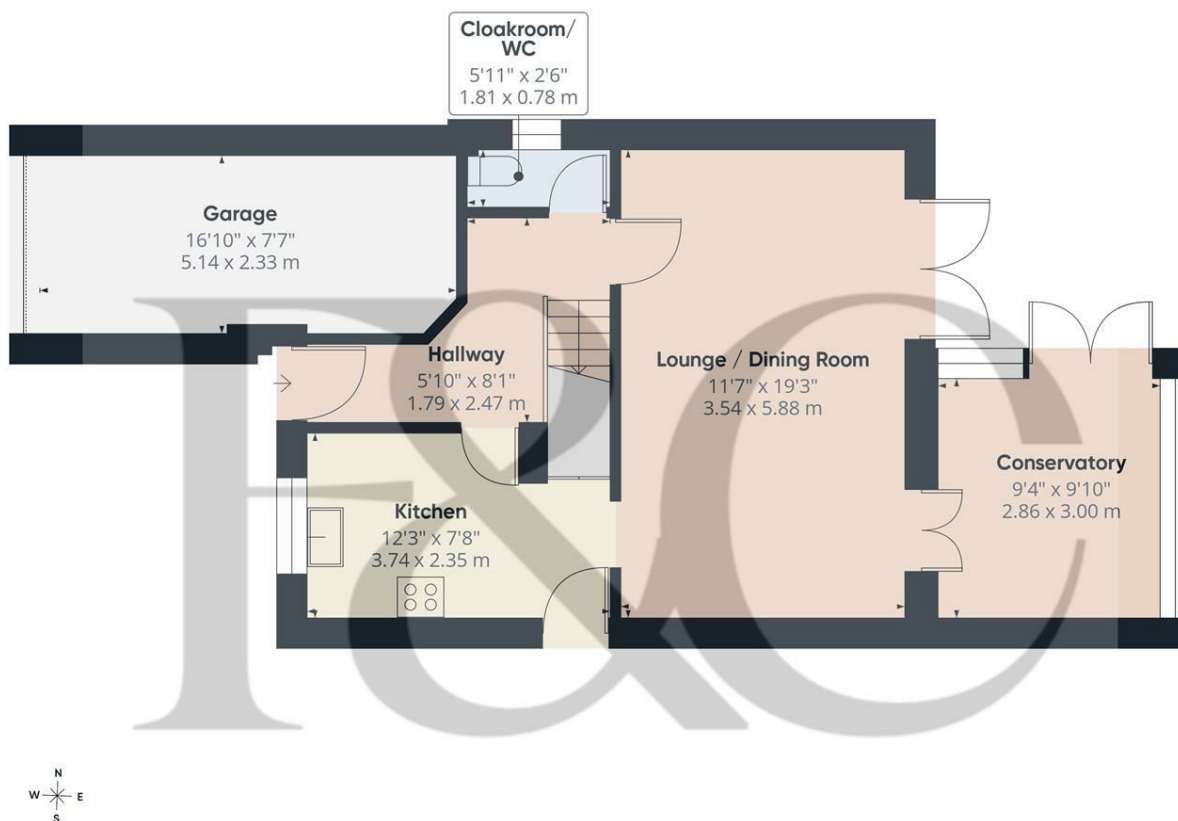
## Evening Garden



## Garage

16'10" x 7'7" (5.14 x 2.33)

Council Tax Band C



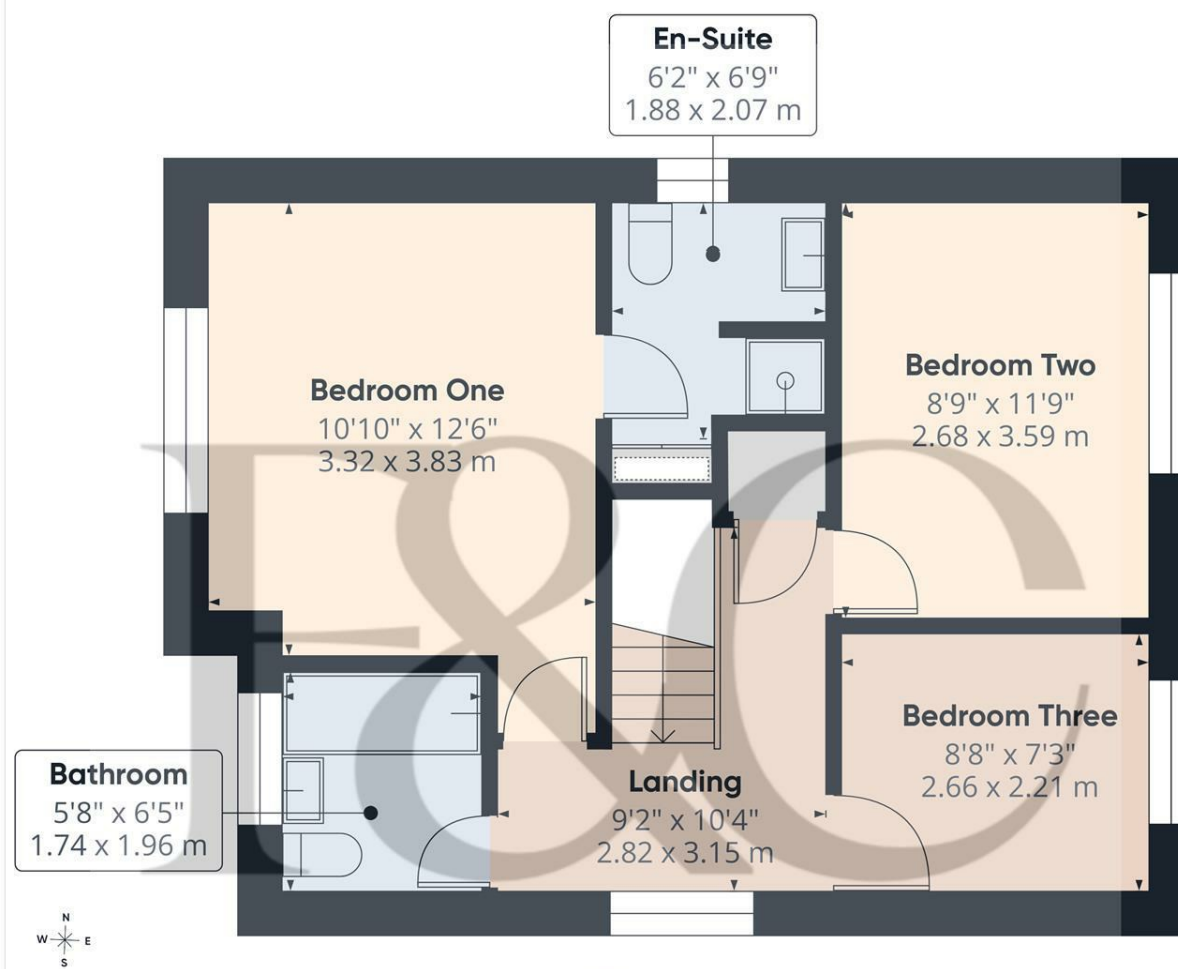
Floor 0

Approximate total area<sup>m</sup>  
625 ft<sup>2</sup>  
58.1 m<sup>2</sup>

(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.

GIRAFFE360



Floor 1

Approximate total area<sup>m</sup>  
450 ft<sup>2</sup>  
41.7 m<sup>2</sup>

(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.

GIRAFFE360



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>78</b> |
| (55-68) <b>D</b>                            | <b>64</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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

135 Old Mansfield Road  
Derby  
DE21 4SA

Council Tax Band: C  
Tenure: Freehold

