Fletcher & Company

46 Etruria Gardens, Derby, DE1 3RL

Offers Around £240,000

Freehold

- Superb, Three Bedroom End Town House
- No Upward Chain
- Entrance Hall & Fitted Guest Cloakroom
- Lounge
- Open Plan Dining Kitchen
- Three First Floor Bedrooms
- Well-Appointed Bathroom
- Stylish, Low Maintenance Rear Garden & Driveway to Front
- Close to Derby City Centre, Darley Park & Chester Green
- Viewing Recommended

Summary

FREEHOLD PROPERTY
This is an extremely well-appointed, end terrace town house occupying a highly desirable location in Chester Green. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, open plan dining kitchen, three first floor bedrooms and bathroom.

The property features a driveway for two vehicles and there is also access to on street permit parking as well as visitor parking. To the rear is a very pleasant, low maintenance garden with artificial lawn, patio and raised beds.

The Location

The property's location affords easy access to the beautiful Chester Green as well as Darley Park, walks along the River Derwent, amenities/restaurants at Darley Abbey Mills and footpath into Derby City Centre which hosts a full range of amenities. The property is close to the train station and Pride Park.

Accommodation

Entrance Hall

12'0" x 3'0" (3.66 x 0.92)

An entrance door provides access to the hallway with central heating radiator, oak flooring, staircase to first floor and understairs storage cupboard.

Fitted Guest Cloakroom

5'1" x 2'1" (1.56 x 0.65)

Comprising an extremely stylish low flush WC, wash handbasin, central heating radiator and tiled flooring.

Living Room

14'8" x 9'8" (4.48 x 2.97)

Featuring attractive modern fireplace, central heating radiator, TV/Broadband points and double glazed window to front.

Open Plan Dining Kitchen

16'5" x 9'8" (5.01 x 2.96)

Comprising a high specification fitted kitchen with granite worktops with matching upstands, inset sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, Neff induction hob, Neff integrated double oven with Neff grill, fridge freezer, Neff dishwasher, Neff washing machine, oak flooring, recessed ceiling spotlighting, two double glazed windows to front and spacious dining area with double glazed French doors to garden.

First Floor Accommodation

Semi-Galleried Landing

10'7" x 6'2" (3.24 x 1.90)

With storage cupboard and access to a good sized, boarded loft space offering potential for a conversion.

Bedroom One
13'8" x 8'3" (4.18 x 2.53)
Having a central heating radiator and double glazed window to front.

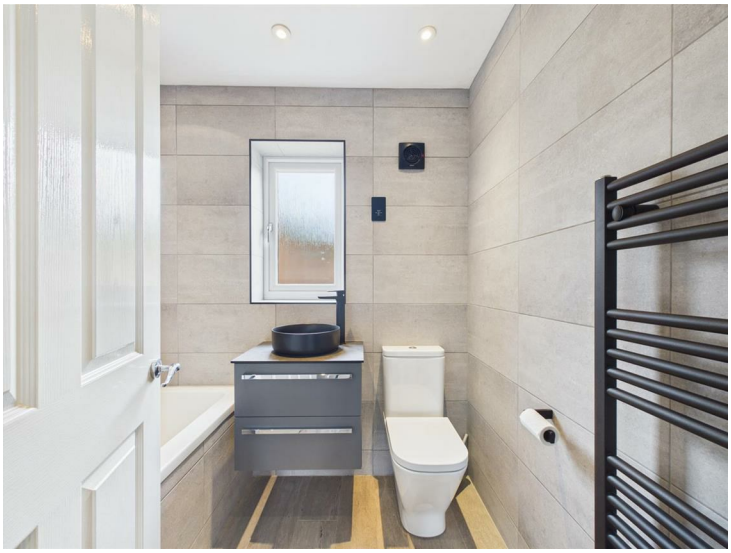
Bedroom Two
10'9" x 9'3" (3.28 x 2.83)
Having a central heating radiator and double glazed window to rear.

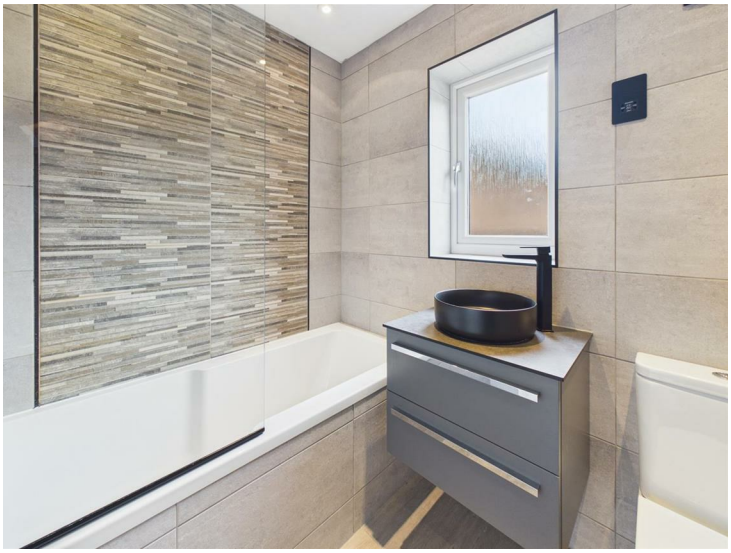
Bedroom Three
7'9" x 7'8" (2.37 x 2.35)
Having a central heating radiator and double glazed window to front.

Bathroom

6'9" x 5'7" (2.08 x 1.71)

Comprising a white suite with low flush WC, vanity unit with stylish wash handbasin with drawers beneath, panelled bath, feature tiled flooring and surround, central heating radiator and double glazed window to rear.





Floor 0

Approximate total area(1)

385 ft²

35.8 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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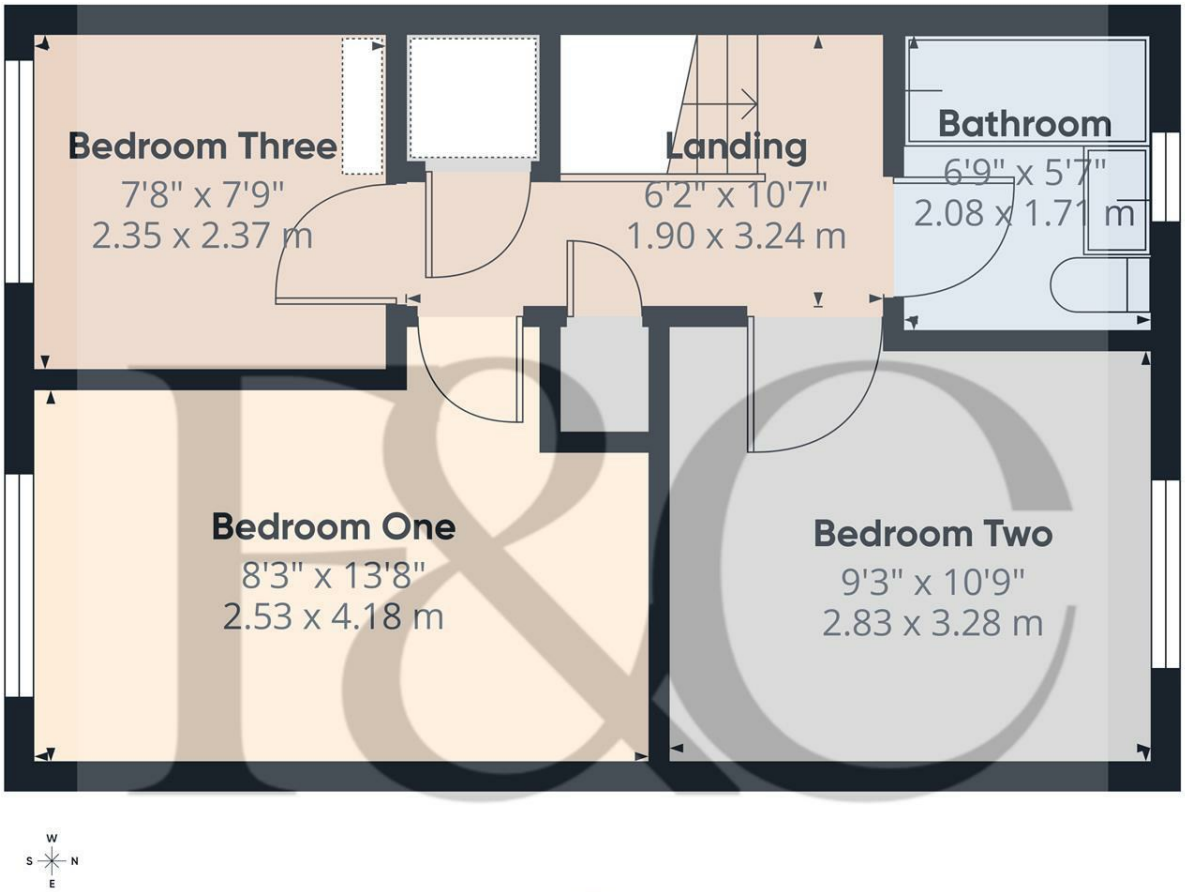

Floor 1

Approximate total area(1)

358 ft²

33.3 m²

(1) Excluding balconies and terraces

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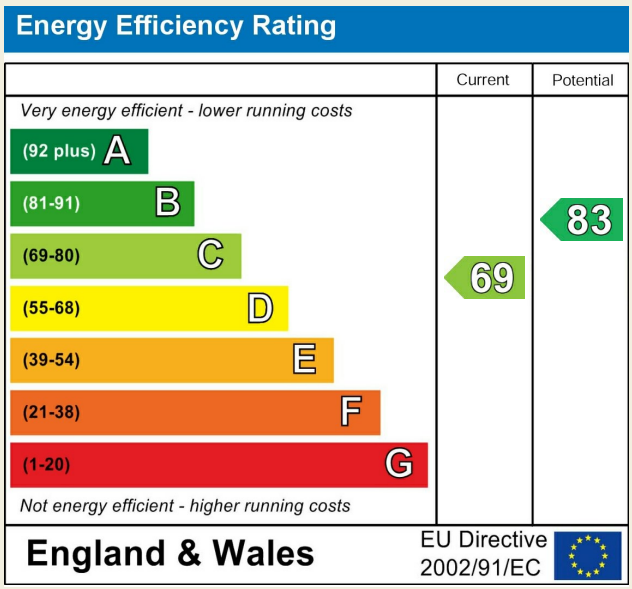

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Council Tax Band: B
Tenure: Freehold