



## 2 Bed House - Terraced

39 Peel Street, Derby DE22 3GJ

Offers In Excess Of £145,000 Freehold



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- Stylish End Terraced Home
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- Stylish Lounge, Open Plan Dining Room & Kitchen
- Kitchen, Rear Hallway, Utility Cupboard & Ground Floor Shower Room
- Two Double Bedrooms
- Master Bedroom with Contemporary En-Suite Bathroom
- Generous Landscaped Rear Garden
- Gas Central Heating & Double Glazing
- Close to Derby City Centre & Derby University Sites

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VIEWING A MUST! - An extended and most stylish two double bedroom mid terraced property with the benefit of a master bedroom with contemporary en-suite bathroom, ground floor shower room and a generous delightful landscaped rear garden with timber decked seating area which is generous in size compared to similar properties in the area. Set within this ever popular location in the Ashbourne Road area of Derby. This property would be ideally suited to first time buyers being located close to town it is also a very popular and convenient rental location within easy access of several Derby University Sites, Derby Royal Hospital and Derby City Centre.

The accommodation has been beautifully presented and has gas central heating, UPVC double glazing and in brief comprises: stylish lounge, dining room with open plan access to the fitted kitchen with integrated appliances, rear hallway, utility cupboard and ground floor shower room.

The first floor landing leads to two double bedrooms. The stylish master bedroom also has the benefit of a recently re-fitted contemporary bathroom.

There is a delightful enclosed rear garden with generous timber decked seating area further area laid to lawn and generous shed.

## LOCATION

The property is located within the popular Ashbourne Road area of Derby, located close to several Derby University Sites, Markeaton Park and Derby City Centre.

Derby City centre offers a wide range of shops and amenities including the noted Derbion shopping centre with its major retail outlets and state of the art cinema. The Cathedral Quarter also offers up-market clothing outlets together with a selection of cafès, bars, public houses and a leisure centre on Queen Street.

The property is also conveniently located within easy access Royal Derby Hospital. This location also offers easy access to employment opportunities at Rolls-Royce, Toyota and Bombardier.

There are excellent transport links nearby with Derby's inner ring road providing access to the A52 and A38 which in turn link to the M1 motorway and the main motorway network. These major trunk roads provide easy access to Nottingham, Burton On Trent and East Midlands International Airport.

## THE ACCOMMODATION

### GROUND FLOOR

Entrance through composite double glazed panelled entrance door with double glazed window above into:

#### Lounge

12'2" x 11'1" into recess (3.72 x 3.4 into recess )

Having Oak effect laminate flooring, recessed fireplace with roll edged laminated granite effect top, TV point, central heating radiator, UPVC double glazed window to the front elevation, ornate coving to ceiling and open archway access leading through an inner lobby area.



#### Inner Lobby Area

Having Oak effect laminate flooring, open archway access leading through to the dining room and panelled door giving access down to the cellar.

#### Open Plan Dining Kitchen

## Dining Area

12'2" x 11'2" (3.73 x 3.42 )

Having ornamental recessed fireplace, TV point, porcelain tiled floor, central heating radiator, UPVC double glazed window to the rear elevation and open archway access leading through to the kitchen area.



## Kitchen Area

9'1" x 6'5" (2.78 x 1.97)

Fitted with a range of Beech effect fronted wall, base and drawer units with brushed stainless steel handles with roll edge laminated granite effect work surface over, ceramic tiled splashbacks, Hotpoint stainless steel electric double oven and grill, gas four ring hob, stainless steel extractor unit over and integrated tall fridge/freezer unit. Also having ceramic tiled floor and UPVC double glazed window to the side elevation.



## Rear Hallway

Having ceramic tiled floor, UPVC double glazed doorway giving access through to the rear garden, panelled door giving access through to the ground floor shower room WC and doorway giving access through to a utility cupboard.

## Utility Cupboard

Having power, light, plumbing for automatic washing machine, timber built shelf and space for dryer above.

### Ground Floor Shower Room WC

5'4" x 5'10" (1.63 x 1.79)

Fitted with a white three piece suite comprising; pedestal wash hand basin with chrome mixer tap, low level WC with chrome push button flush and single width shower with laminated splashback panelling, wall mounted chrome mains fed shower unit and central heating radiator. Also having ceramic tiled floor, ceramic tiling to the walls, wall mounted mirror, extractor fan, recessed halogen downlighters and UPVC obscure glazed window to the rear elevation.



## FIRST FLOOR

### Landing

Having doors leading through to both bedrooms.

### Master Bedroom

12'3" x 11'2" (3.74 x 3.42)

Having built in wardrobes built into the recess, central heating radiator, coving to ceiling and UPVC double glazed window to the rear elevation. A doorway gives access through to:



## Contemporary En-Suite Bathroom

8'9" x 6'4" (2.68 x 1.94)

Fitted with a white three piece suite comprising; low level WC with push button flush, pedestal wash hand basin with matt black finish mono-bloc mixer tap, panelled bath with central matt black finish mixer tap, glazed shower screen and wall mounted matt black finish shower attachment. There is also a feature bare brick aspect wall, patterned tile effect floor, matt grey finish ladder style heated towel rail, loft access, recessed LED downlighters, UPVC obscure glazed window to the rear elevation and boiler cupboard housing the wall mounted Baxi combination boiler.



## Bedroom Two

12'2" x 11'2" into recess (3.73 x 3.41 into recess)

Having central heating radiator, coving to ceiling, generous built in wardrobe over the stairwell which has hanging rail and built in shelving and UPVC double glazed window to the front elevation.



## OUTSIDE

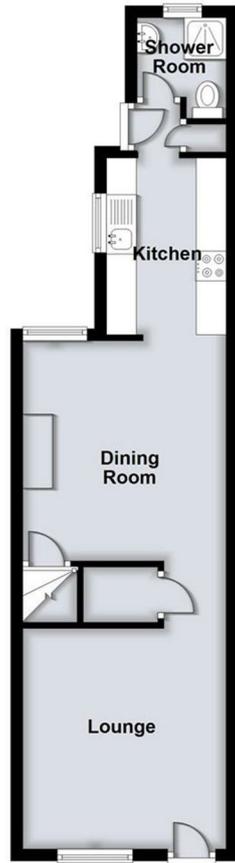


### Generous Enclosed Rear Garden

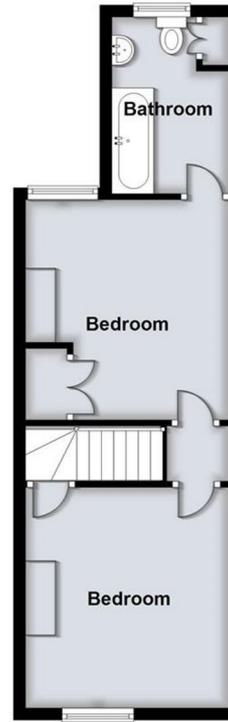
To the rear of the property there is a delightful generous good sized enclosed garden which has an impressive raised level timber decked area with inset lighting, concrete pathway leading through to the bottom end of the garden, lawned section, gravelled beds, planting borders, further hardstanding at the rear end of the garden with a timber framed children's wendy house and a metal framed and panelled generous storage shed. The garden is enclosed by a fence panelled and walled boundary and has outside LED lighting and outside cold water tap.



**Ground Floor**  
Approx. 38.8 sq. metres (417.5 sq. feet)



**First Floor**  
Approx. 35.1 sq. metres (378.3 sq. feet)



Total area: approx. 73.9 sq. metres (795.8 sq. feet)

### Energy Efficiency Rating

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

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### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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