



## 4 Bed House - End Terrace

5 Park Grove, Derby DE22 1HE

Price £415,000 Freehold



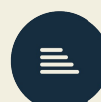
4



2



2



D

**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Beautiful Three-Storey End Victorian Terrace Home of Style & Character
- Within the Noted Six-Streets Area - Off Kedleston Road
- Lounge with Log Burner
- Separate Dining/Family Room
- Living Fitted Kitchen with Built-In Appliances
- Utility/Shower/Laundry Room
- Four Bedrooms & Family 4-Piece Bathroom
- Landscaped South Facing Garden
- On-Street Car Parking
- Character Features - No Chain Involved

Nestled in the charming Park Grove area of Six Streets, Derby, this stunning four bedroom three-storey end Victorian terrace home offers a delightful blend of character and modern living. Spanning an impressive 1,511 square feet, this property boasts an abundance of space, making it perfect for families or those seeking a comfortable home.

The home is rich in character, showcasing beautiful period features that add to its charm and appeal. Located off Kedleston Road, this property is situated in a noted area, known for its community spirit and accessibility to local amenities.

One of the standout features of this property is that there is no chain involved, allowing for a smooth and efficient purchase process.

#### The Location

Park Grove is a much sought after and well regarded location in the Kedleston Road area of Derby. The property is located just a short walk from local parks including Markeaton Park and the beautiful Darley Park. The property is also located within easy access of local shops and amenities in Allestree at Park Farm Centre and also within easy access of Derby City Centre with its wealth of bars, restaurants, shops and the Derbion Shopping Centre. The house is within easy reach of Derby University main site at Kedleston Road. There are excellent transport links nearby with Derby's inner ring road providing access to the A52 and A38 which link to the M1 motorway and A50 which in turn provides swift onward travel to other regional centres including Nottingham, Stoke, Burton upon Trent and East Midlands International Airport.

#### Accommodation

##### Ground Floor

##### Vestibule

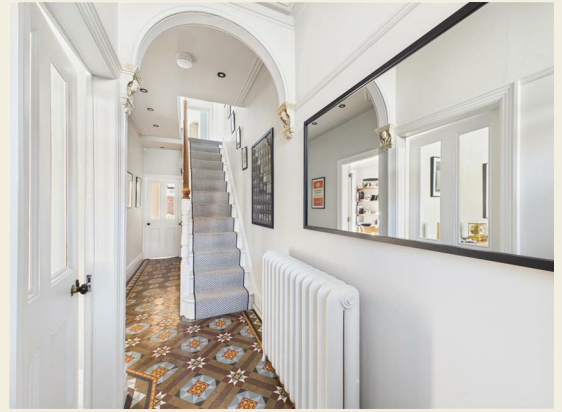
3'10" x 3'10" (1.19 x 1.19)

With panelled entrance door with window over, deep skirting boards and architraves, high ceiling, coving to ceiling, dado rail, original Minton tile flooring and internal half glazed door giving access to hallway.

## Hallway

22'4" x 5'9" (6.83 x 1.76)

With matching original Minton tile flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, spotlights to ceiling, picture rail, cast iron period style radiator, period archway and staircase leading to first floor.



## Cellar

Providing storage.

## Lounge

16'3" x 12'8" (4.96 x 3.88)

With chimney breast incorporating log burning stove with tiled hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, herringbone style wood effect flooring, bay window incorporating double glazed sash style windows with internal plantation shutter blinds and half glazed internal door.



## Dining Room

12'11" x 10'6" (3.96 x 3.21)

With chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, herringbone style wood effect flooring, double glazed aluminium French doors opening onto patio area and garden and half glazed internal door.



## Living Kitchen

19'3" x 9'11" (5.88 x 3.04)

With single sink with mixer tap, wall and base fitted units with matching worktops, built-in Neff induction hob with extractor hood over, built-in Neff electric fan assisted oven, built-in Neff combination microwave oven, built-in wine cooler, integrated Neff fridge, integrated freezer, deep skirting boards and architraves, high ceiling, solid oak herringbone style flooring, spotlights to ceiling, two double glazed matching sash style windows to side, continuation of the worktops forming a useful breakfast bar area, integrated Neff dishwasher, column style radiator and half glazed internal door.



### Inner Lobby

9'0" x 2'10" (2.76 x 0.88)

With matching solid wood herringbone style flooring, skylight window, spotlights to ceiling and aluminium double glazed door giving access to landscaped garden.

### Shower Room/Utility

8'3" x 3'0" (2.53 x 0.93)

With separate shower cubicle with electric shower, matching solid wood herringbone style flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, plumbing for automatic washing machine, fitted worktop, radiator, internal panelled door and double glazed Velux style window.

### Cloakroom/Boiler/Laundry Area

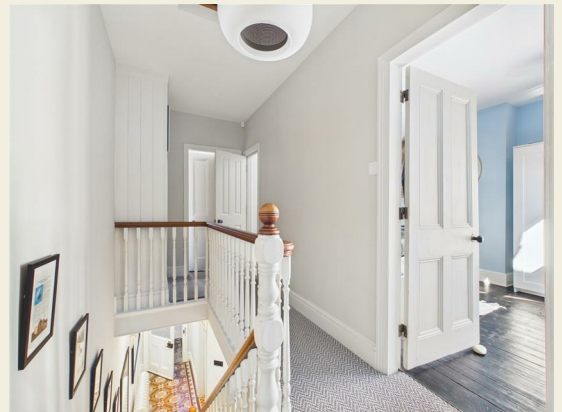
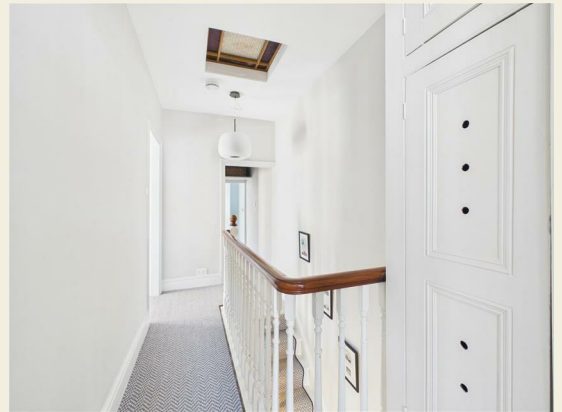
7'5" x 3'2" (2.27 x 0.97)

With low level WC, wash basin with chrome fittings, space for tumble dryer, central heating boiler, matching herringbone style solid wood flooring, radiator, high ceiling, spotlights to ceiling, double glazed Velux style window and internal panelled door.

### First Floor Landing

13'0" x 6'10" x 4'1" x 2'8" x 2'4" x 1'4" (3.98 x 2.10 x 1.27 x 0.83 x 0.73 x 0.41)

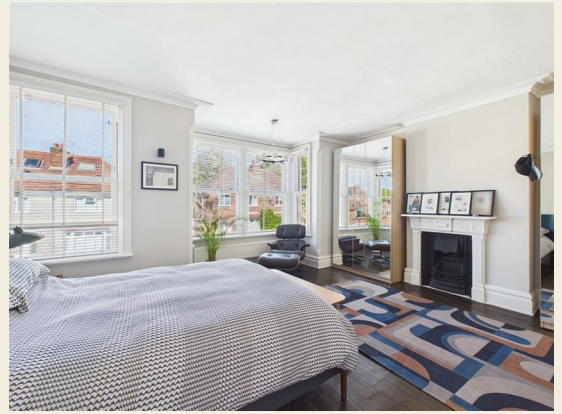
With attractive balustrade, deep skirting boards and architraves, high ceiling, original fitted storage cupboard and panelled door giving access to staircase leading to the fourth bedroom.



## Bedroom One

17'0" x 13'3" (5.20 x 4.05)

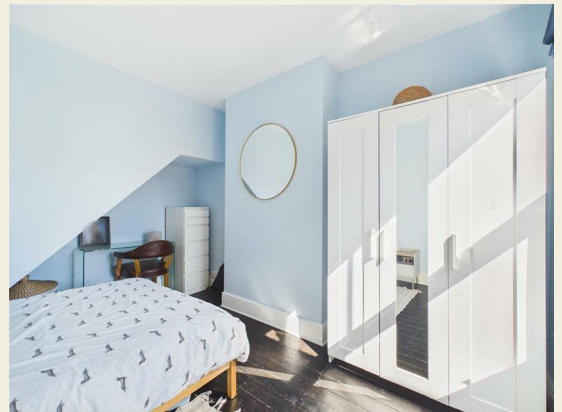
With chimney breast incorporating period style cast iron display fireplace, deep skirting boards and architraves, high ceiling, exposed wood floor, two radiators, two mirrored freestanding wardrobes included in the sale, bay window incorporating double glazed sash style windows with fitted blind to front, additional double glazed sash style window to front and internal panelled door.



## Bedroom Two

13'2" x 10'6" (4.02 x 3.22)

With chimney breasts, exposed wood floors, deep skirting boards and architraves, high ceiling, radiator, free standing wardrobe included in the sale, double glazed sash style window to rear and internal panelled door.



### Bedroom Three

11'10" x 9'11" (3.62 x 3.04)

With chimney breasts, exposed wood floors, deep skirting boards and architraves, high ceiling, radiator, free standing wardrobe included in the sale, double glazed sash style window to rear and internal panelled door.



### Family Bathroom

6'11" x 6'10" (2.12 x 2.09)

With bath, fitted wash basin with fitted base cupboard underneath, low level WC, double shower cubicle with shower, fully tiled walls, tile flooring, heated towel rail/radiator, high ceiling, spotlights to ceiling, extractor fan, double glazed obscure window to side, wall mounted illuminated mirror and internal panelled door.



### Second Floor

#### Bedroom Four

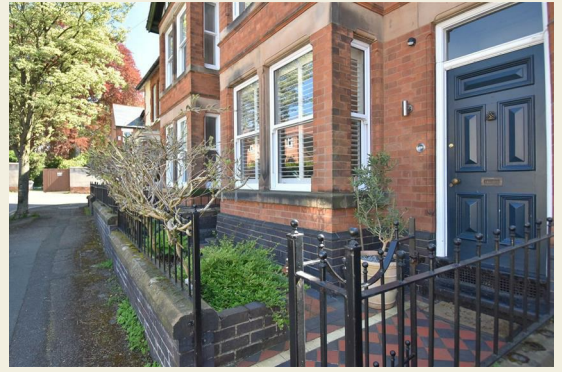
18'9" x 10'0" (5.73 x 3.07)

With exposed wood floors, spotlights to ceiling, radiator, storage into eaves and four double glazed Velux style windows with fitted blinds.



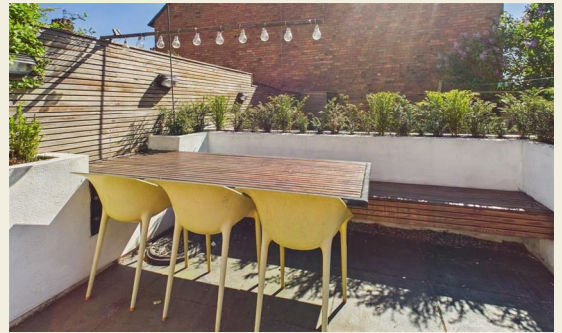
### Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with black painted wrought iron railings, raised beds with low brick wall and patterned quarry tile pathway leading to the entrance door and surrounding paved area. Black painted hand gate.



### Rear Garden

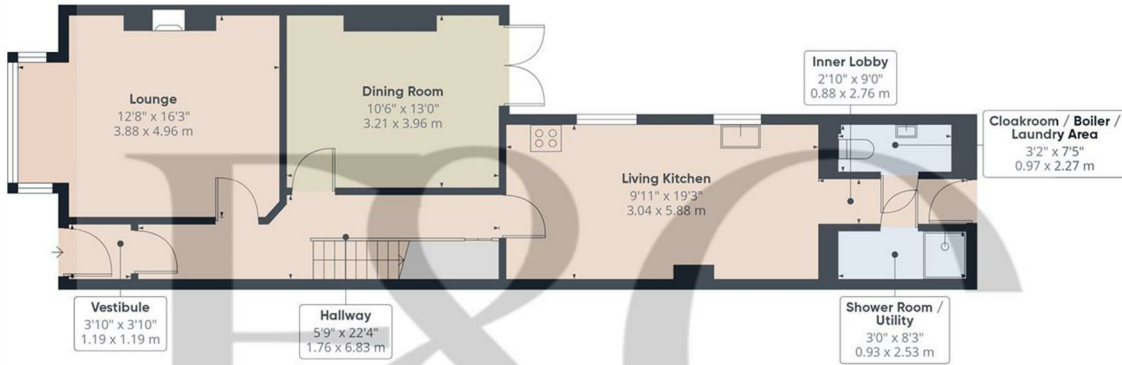
Being of a major asset to the sale of this particular property is its south facing garden with patio/terrace area providing a pleasant sitting out and entertaining space, together with a turfed lawn area with fencing and brick wall. Rear access gate.



### Council Tax Band C



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



**Approximate total area<sup>m</sup>**  
719 ft<sup>2</sup>  
66.7 m<sup>2</sup>

(1) Excluding balconies and terraces

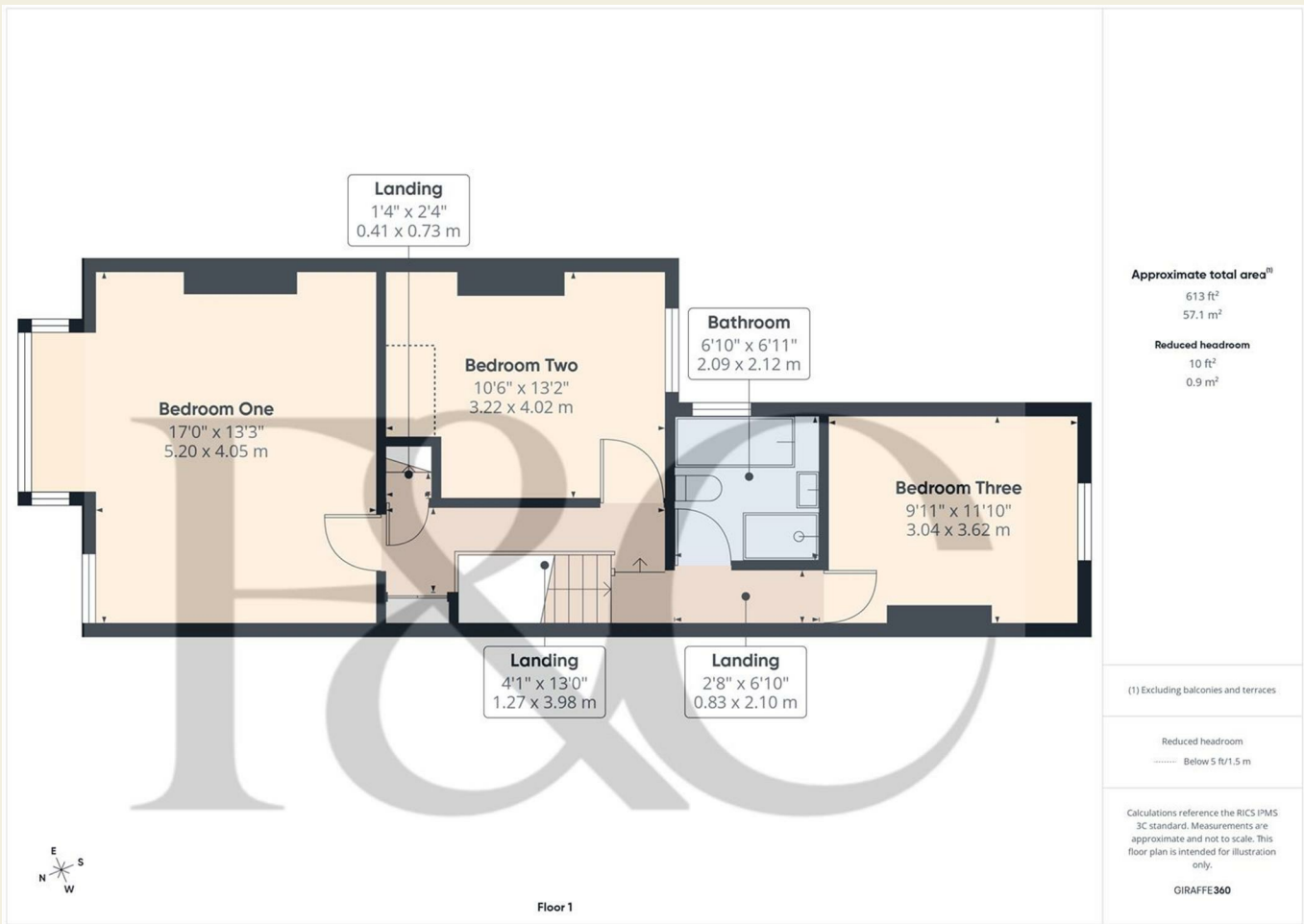
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

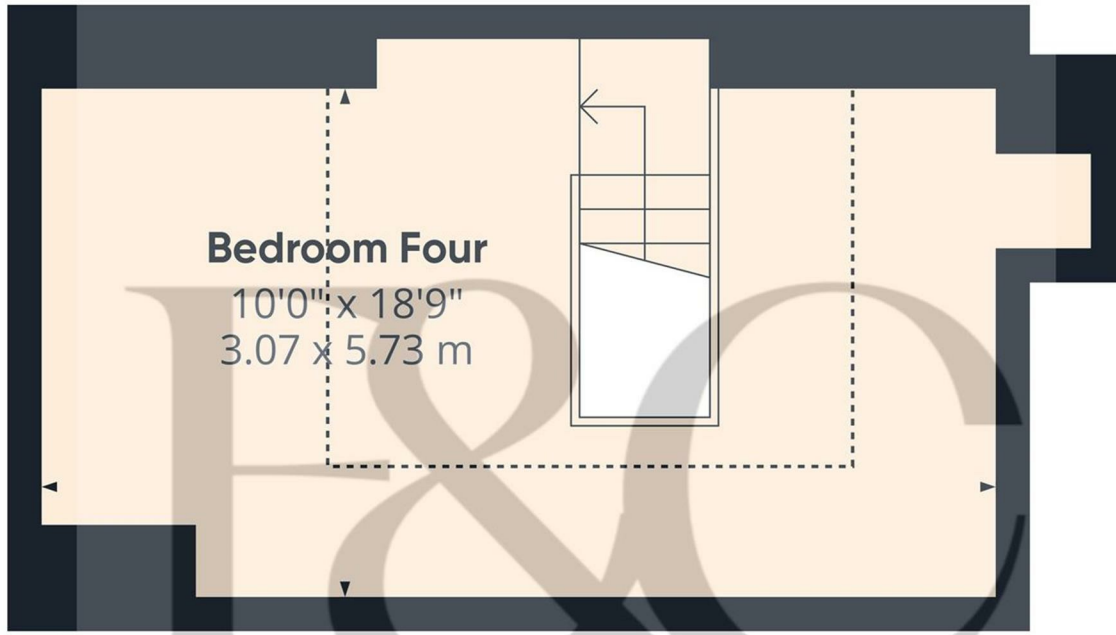


Floor 0

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



**Bedroom Four**

10'0" x 18'9"  
3.07 x 5.73 m

**Approximate total area<sup>(1)</sup>**

179 ft<sup>2</sup>  
16.6 m<sup>2</sup>

**Reduced headroom**

115 ft<sup>2</sup>  
10.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
 1511 ft<sup>2</sup>  
 140.4 m<sup>2</sup>  
 Reduced headroom  
 125 ft<sup>2</sup>  
 11.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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
<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>	<b>63</b>	<b>75</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	

### 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	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.