

Fletcher & Company

47 Queen Mary Court, Off Duffield Road, Derby, DE22
1BB

Offers Around £350,000

Freehold



- Stunning End Town House
- Private Cul-de-Sac Location
- Close To Darley Park & City Centre
- Enjoys A Private Position
- Gas Central Heating & Double Glazing
- Open Plan Lounge with Bi - Folding Doors
- Kitchen/Dining with Excellent Appliances
- Four Bedrooms, En Suite & Family Bathroom
- Private Garden, Summerhouse, Featured Awning
- Three Car Parking Spaces





Summary

An executive four bedroom end town house with private garden located in a very sought after cul-de-sac location. Enjoys a private position within the development.

The modern day open plan light and spacious accommodation over three storeys. It benefits from each ground floor having underfloor gas central heating and the first and second floors with radiators with individual thermostats.

The accommodation consists on the ground floor, storm canopy glass porch, entrance hall with oak staircase, cloakroom and open plan lounge with bi-folding doors to garden and kitchen/dining with built in Neff appliances. The first floor landing leads to double bedroom two, double bedroom three, good size bedroom four/study and four piece bathroom. The second floor landing leads to the master double bedroom, walk in wardrobe and three piece en suite.

Outside there is a private west facing enclosed garden laid to lawn with patio. Featured Awning and Summerhouse included in the sale . Side access with gate and pathway to garden.

Three car parking spaces.

F&C

The Location

The property's position is within the conservation area and allows for easy access to Darley Park which is a short stroll away. It is also a short walk to the City Centre and noted Cathedral Quarter which boasts some fine period architecture, designer boutiques and shops. The Derbion shopping centre with a state of the art cinema and a large selection of retail outlets. Friargate also offers eateries and up market bars and restaurants. The property is well placed for easy access onto the A6, A38, A50, A52 & M1.

Ground Floor

Glass Storm Canopy

With entrance door with chrome fittings and inset obscure glass giving access to entrance hall

Entrance Hall

12'9" x 6'3" x 3'2" (3.89m x 1.93m x 0.99m)

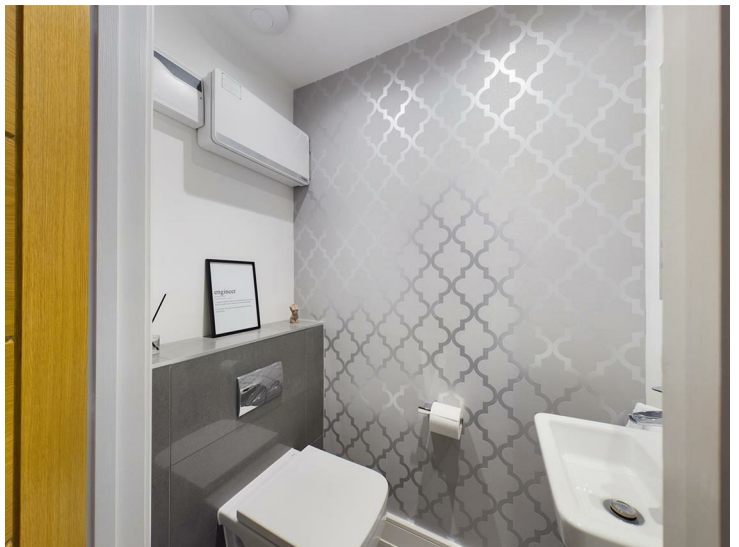
With burglar alarm control panel, spotlights to ceiling, smoke alarm, chrome power sockets and light switches, attractive tiled flooring (under-floor heating) and staircase leading to the first floor with oak veneered handrail.



Cloakroom

4'7" x 2'7" (1.42m x 0.81m)

Fitted by Roca in white with wall mounted WC, fitted wash basin with chrome fittings, tiled splash-backs with attractive tiled flooring (under-floor heating), wall mounted illuminated fitted mirror, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.



Living Lounge/Dining Room/Kitchen

32'8" x 15'1" x 11'8" x 8'2" (9.96m x 4.60m x 3.56m x 2.49m)

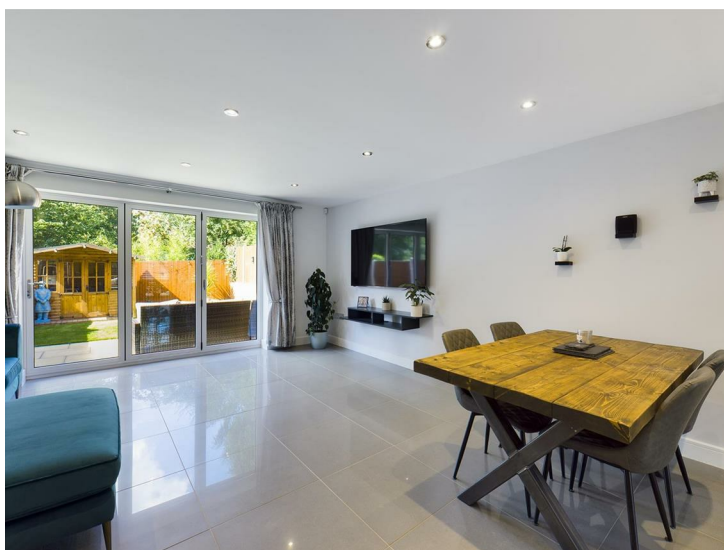
Lounge Area

With attractive tiled flooring (under-floor heating), spotlights to ceiling, chrome power sockets, two TV points, double glazed bi-folding doors opening onto paved patio and private rear garden.



Dining Area

With matching attractive tiled flooring (under-floor heating), spotlights to ceiling, chrome power sockets and dimmer switches, open space leading into the lounge area and kitchen area and useful under-stairs storage cupboard with oak veneer door with chrome fittings.



Kitchen Area

A superbly appointed kitchen with 1½ bowl inset sink unit with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching worktops, glass splash-back, built-in Neff four ring induction hob with stainless steel Neff extractor hood over, built-in Neff electric fan assisted oven, built-in Neff combination microwave/oven, integrated Neff dishwasher, integrated Neff washing machine, concealed Baxi Megaflo boiler, spotlights to ceiling, smoke alarm, concealed worktop lights, kickboard lighting, built-in stainless steel wine cooler, integrated Neff fridge/freezer, matching attractive tiled flooring (under-floor heating), very useful breakfast bar with two matching stools, double glazed window with featured internal plantation shutter blinds and open space leading into the dining and lounge area.



First Floor Landing

12'5" x 6'7" (3.81m x 2.01m)

With attractive oak veneer balustrade, radiator, spotlights to ceiling, smoke alarm, continuation of the staircase with attractive matching oak veneer balustrade leading to the master bedroom with en-suite and built-in cupboard housing the high efficiency Megaflow hot water cylinder.

Bedroom Two

15'3" (into wardrobes) x 9'3" (4.65m (into wardrobes) x 2.82m)

With fitted double wardrobes providing storage with sliding mirror doors, spotlights to ceiling, radiator, chrome power sockets and dimmer switch, TV point, double glazed window with featured internal plantation shutter blinds and internal oak veneer door with chrome fittings.



Bedroom Three

16'2" (into wardrobes) x 8'5" (4.95m (into wardrobes) x 2.59m)

With fitted double wardrobe with sliding mirror door, spotlights to ceiling, radiator, chrome power sockets and dimmer switches, TV point, double glazed window with aspect to front with featured plantation shutter blind and internal oak veneer door with chrome fittings.



Bedroom Four/Study

9'3" x 6'7" (2.84m x 2.03m)

With spotlights to ceiling, chrome power sockets and dimmer switch, radiator, fitted worktop with drawers, double glazed window with aspect to front and featured plantation shutter blind, TV point, telephone point and internal oak veneer door with chrome fittings.



Bathroom

8'5" x 6'3" (2.57m x 1.93m)

In white, a four-piece suite fitted by Roca with bath with chrome fittings, fitted wash basin with chrome fittings with storage cupboard beneath, wall mounted low level WC, separate shower cubicle with chrome fittings including shower, attractive tiled splash-backs with matching tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, point for a bathroom TV, large fitted mirror, shaver point and internal oak veneer door with chrome fittings.



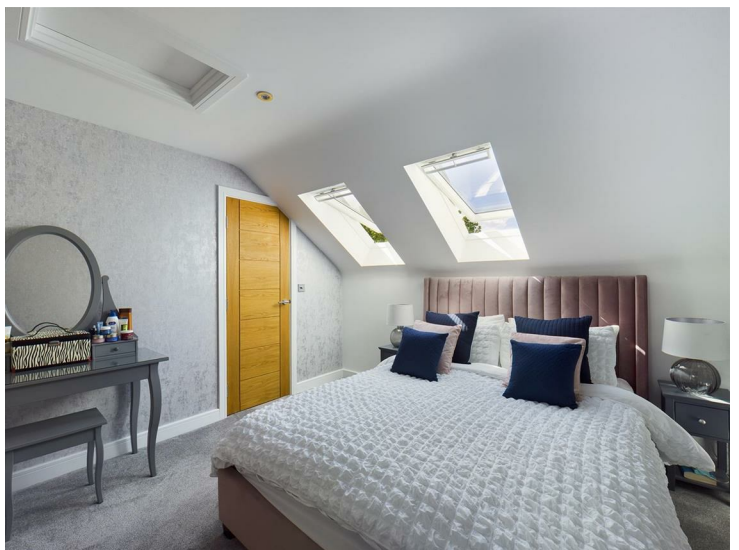
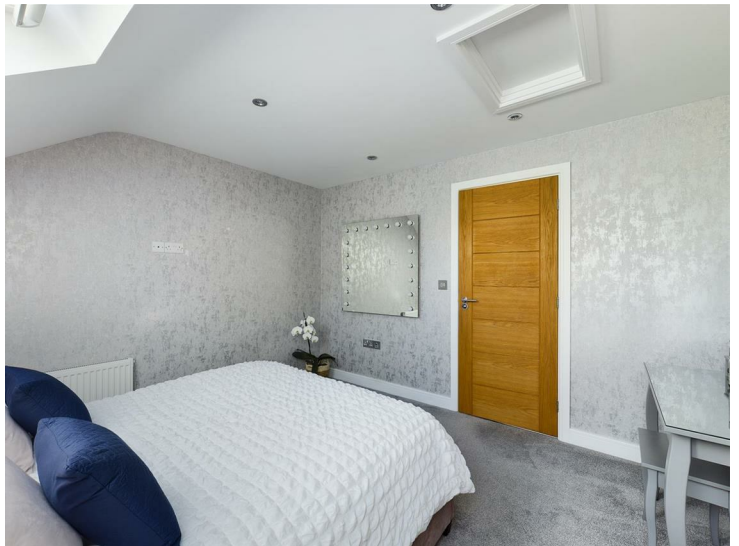
Second Floor Landing

With spotlights to ceiling, smoke alarm, chrome power socket.

Master Bedroom

11'6" x 11'3" (3.53m x 3.45m)

With TV point, radiator, spotlights to ceiling, access to roof space, chrome power sockets and dimmer switch, two matching double glazed Velux windows to rear and internal oak veneer door with chrome fittings.



Walk-in Wardrobe/Store

5'2" x 5'1" (1.60m x 1.57m)

With hanging rail, fitted shelving and internal door with chrome fittings.

En-Suite

9'10" into recess x 5'4" (3.02m into recess x 1.63m)

Fitted by Roca in white with separate shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings and storage cupboard beneath, low level WC, attractive tiled splash-backs with matching tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, shaver point and internal oak veneer door with chrome fittings.



Front Garden

To the front of the property there is a half lawn and half block paved fore garden with shrubs, bark chippings and featured tree. Outside power socket and sensor light.

Side Access

This particular property benefits from its own private side access with paved pathway leading to the private rear garden and secure gate. Sensor light.

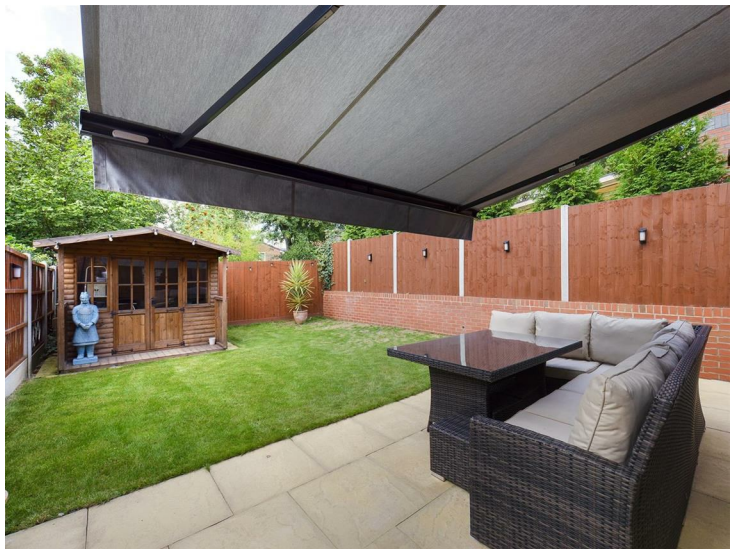
Private Rear Garden

This particular property benefits from a private not directly overlooked rear garden enjoying a warm westerly aspect and is a lovely low maintenance garden which measures approximately 33' x 22'. The garden is laid to lawn with paved patio and is enclosed by brick work and fencing with concrete posts. Outside power, cold water tap and sensor light.



Featured Awning

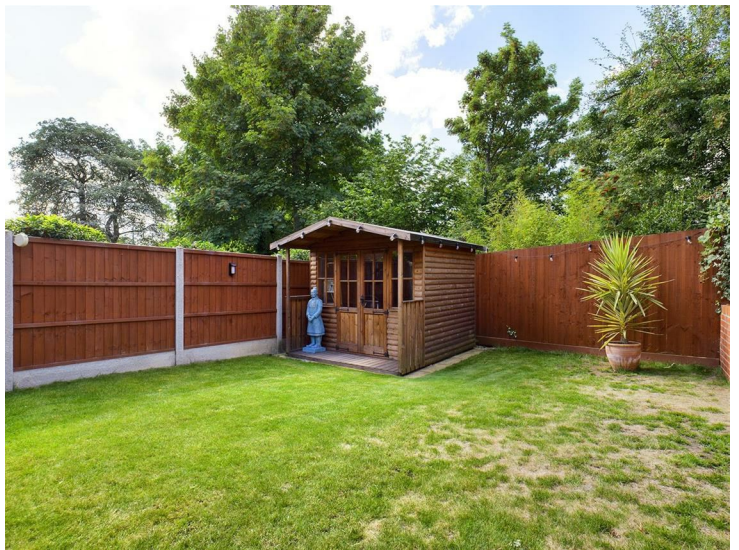
The property comes complete with a recently fitted electric awning by Hillarys including spotlights.



Summer House/Store

8'0" x 6'11" (2.44m x 2.13m)

With attractive windows, double opening doors and a point to connect power to.



Car Parking Spaces

Car parking for three cars.

Directions

Leaving Derby city centre along Duffield Road take your first turning left into Queen Mary Court, proceed into the cul-de-sac and bear right into the private courtyard development. Number 47 will be located at the bottom of the courtyard in a private position on the left hand side.

Council Tax Band D



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: D
Tenure: Freehold

