

5 Bed House - Detached

Ashley Lodge, 19 Woodland Road, Kedleston Road, Derby DE22 1GF
Offers In Excess Of £535,000 Freehold



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- Spacious Victorian Period Three Storey Detached Home
- Wealth of Character & Charm
- Over 2100 Square Feet of Accommodation
- Gas Central Heating & Double Glazing
- Entrance Hallway, Cloaks WC/Utility Room, Sitting Room & Family Room/Games Room
- Superb Extended Open Plan Living Dining Kitchen with Bi-Folding Doors & Walk in Pantry
- Five Double Bedrooms
- Contemporary Shower Room & En-Suite Bathroom
- Three Compartment Cellar & Brick Built Outbuilding
- Sought after Position off Kedleston Road

A most spacious, extended Victorian three storey detached home of style and character, offering FIVE DOUBLE BEDROOMS and superb extended open plan living dining kitchen with bi-folding doors. This most spacious period property offers over 2100 square feet of living accommodation and generous room proportions that really have to be seen to be appreciated. The property is situated in this highly sought after location between Kedleston Road and Duffield Road with easy access to Darley Park and Derby City Centre.

This beautiful imposing period residence is constructed of brick beneath a pitch roof of tiles. The main elevation is relieved by very attractive bay sash windows and the property retains a wealth of character and charm with period features including Minton tiled hallway and period fireplaces.

The property has the benefit of gas central heating, double glazing and in brief comprises: entrance hallway, inner hallway, three compartment cellar, sitting room, family room/games room, cloakroom WC/utility, superb extended open plan living dining kitchen with bi-folding doors giving access to the rear garden and a walk in pantry/utility room.

The first floor landing gives access to three double bedrooms and a contemporary shower room. This includes the spacious master bedroom with superb contemporary en-suite bathroom with beautiful freestanding bath. The second floor landing gives access to two further generous double bedrooms.

Outside, the property has a generous enclosed rear garden with slate paved patio area with steps leading up to a raised level lawn with planting borders. The property also benefits from a generous detached brick built outbuilding.

LOCATION

Woodland Road 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.

The house falls within the catchment areas of both Markeaton Primary School and Woodlands School making it an ideal family purchase.

THE ACCOMMODATION

GROUND FLOOR

Entrance through a traditional wood panelled door with obscure glazed insets into:

Entrance Hall

13'6" x 6'4" (4.11m x 1.93m)

Having a Minton tiled floor, staircase leading to the first floor landing with open spindles and solid wood handrail, central heating radiator, wooden dado rail, ornate coving to ceiling and archway leading to the inner hallway.



Inner Hallway

11'4" x 3'6" (3.45m x 1.07m)

Fitted with a ceramic tiled floor, wooden dado rail, wood unit double glazed obscure panelled door to the side giving access to the side of the property and pine panelled doors giving access to a downstairs WC/utility, the family/games room, down to the cellar and to the open plan living/dining/kitchen area.

Three Compartment Cellar

Compartment One

13'9" x 6'6" max (4.19m x 1.98m max)

Housing the gas meter, electric meter and electric fuse box and has lighting and a bitumen floor.

Compartment Two

12'3" x 6'8" (3.73m x 2.03m)

Having a bitumen floor and lighting.

Compartment Three

12'2" x 6'5" (3.71m x 1.96m)

Having a bitumen floor and lighting.

Downstairs WC/Utility

9'10" x 4'4" (3.00m x 1.32m)

Fitted with a two-piece white suite comprising a low level WC with chrome push button flush, ceramic wash hand basin with chrome mixer tap standing on a white matt finish vanity unit with ceramic tiled splash-backs, ceramic tiled floor, wood unit double glazed sash window to the side elevation, plumbing for automatic washing machine and a white ladder style heated towel rail.

Sitting Room

17'3" into bay reducing to 13'8" x 12'6" (5.26m into bay reducing to 4.17m x 3.81m)

Fitted with a beautiful period feature fireplace with cast iron fire grate, tiled insets and tiled hearth, cable TV point, stripped wooden floor boards, wooden picture rail, ornate coving to ceiling, ceiling rose and PVCu double glazed windows inset into the bay.



Family/Games Room

17'1" into bay x 12'1" into recess (5.21m into bay x 3.68m into recess)

Having a central heating radiator, pine panelled floor, built-in Boxy into the box style bay window with cupboards and drawer units below, ornate coving to ceiling, built-in shelving and PVCu double glazed windows built into the bay.

Spacious Open Plan Living Dining Kitchen

24'9" max x 23'8" overall (7.54m max x 7.21m overall)

Living Area

13'10" x 12'6" (4.22m x 3.81m)

Having a ceramic tiled floor with underfloor heating, central heating radiator, solid wall insulation and a wood unit double glazed window to the side elevation.

Dining/Kitchen Area

20'10" x 9' (6.35m x 2.74m)

Dining Area

Having a ceramic tiled floor with underfloor heating, central heating radiator, solid wall insulation, recessed LED down-lighters and timber framed double glazed bi-folding doors giving access to the rear garden.



Kitchen Area

Fitted with a handmade beech kitchen with brushed stainless steel handles, solid wood block work surface over, composite one and a half bowl sink drainer unit with brushed stainless steel mixer tap, ceramic tiled splash-backs, integrated Neff stainless steel double oven and grill, low level appliance space for dishwasher and island with five ring stainless steel hob with ceramic tiled splash-back and stainless steel extractor unit over and with built-in cupboards, drawer units and bin unit. Ceramic tiled floor with underfloor heating, recessed LED down-lighters, tall contemporary wall mounted radiator, solid wall insulation and a wood unit double glazed window to the rear elevation.



Walk-in Pantry/Utility Area

6'2" x 5'6" (1.88m x 1.68m)

Again fitted with handmade beech units with tall built-in storage cupboards, small storage cupboards, built-in shelving and appliance space.

FIRST FLOOR

Split Level Landing

Having open spindles, solid wood handrail, wooden dado rail, central heating radiator, wood unit double glazed sash window to the front elevation and the continuation of the staircase leading to the second floor landing.



Master Bedroom

14' x 12'11" (4.27m x 3.94m)

Having a central heating radiator and a wood unit double glazed sash window to the rear elevation.



Contemporary En-Suite Bathroom

11'2" x 10'1" (3.40m x 3.07m)

Fitted with a beautiful contemporary three-piece suite comprising a freestanding bath with contemporary floor standing chrome mixer tap with shower attachment, low level WC with chrome push button flush, ceramic wash hand basin standing on a ceramic shelf with an oak framed vanity unit below with built-in cupboard and drawers and with an oak framed mirror above with built-in storage cabinets. Painted wooden floorboards, central heating radiator, wall mounted Worcester Bosch combination boiler, white ladder style heated towel rail, LED down-lighters, loft access and obscure glazed wood framed double glazed sash window to the rear elevation.



Contemporary Shower Room

12'2" x 5'8" max (3.71m x 1.73m max)

Fitted with a contemporary three-piece suite comprising a concealed cistern low level WC with chrome push button flush, wash hand basin built into a white high gloss vanity unit with chrome handles, tall built-in storage cupboard, wall mounted mirror with LED lighting above, double width walk-in shower with wall mounted chrome mains fed shower unit with shower attachment and rain shower head above, ceramic tiled splash-backs, tile effect floor and a traditional style chrome towel rail with inset white column radiator.



Bedroom Two

13'1" x 12'3" (3.99m x 3.73m)

Having ornate coving to ceiling, central heating radiator and two wood unit double glazed sash windows to the front elevation.

Bedroom Three

13'1" x 12'7" (3.99m x 3.84m)

Fitted with a feature period fireplace with open fire grate, tiled insets, tiled hearth and feature surround, wooden picture rail, ornate coving to ceiling, central heating radiator and two wood unit double glazed sash windows to the front elevation.



SECOND FLOOR

Landing

13'6" x 6'4" (4.11m x 1.93m)

Having built-in storage cupboards and loft access with pull down timber ladder to a 95% boarded loft space.

Bedroom Four

14' x 12'6" (4.27m x 3.81m)

Having a central heating radiator and a wood unit double glazed sash window to the front elevation.



Bedroom Five

13'4" x 12'5" (4.06m x 3.78m)

Having a central heating radiator and a wood unit double glazed sash window to the front elevation.



OUTSIDE

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Frontage

The property stands set back from the road behind a small walled fore garden with a slate paved pathway leading to the entrance door with gravel beds to either side. There is gated access to the left hand side through a decorative metal gate with slate paved pathway leading to the enclosed rear garden.

Enclosed Rear Garden

Having a generous slate paved patio area and slate paved steps leading up to a raised level lawn with a brick retaining wall and planting borders planted with an array of mature trees, plants and shrubs. Outside lighting, access to a brick built outbuilding and a useful gravel storage area to the far right hand side of the property with timber gate. The garden is enclosed by a wall and fence panelled boundary.



Brick Built Outbuilding

The outbuilding is made up of two areas with separate doors.

Area 1:

10'1" x 8'10" (3.07m x 2.69m)

Having power and light and a useful store area with built-in shelving.

Area 2:

5'1" x 3'1" (1.55m x 0.94m)

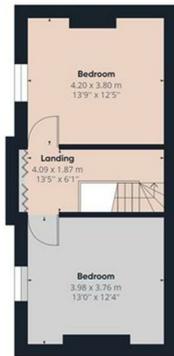
Having a quarry tiled floor, built-in shelving, power and light.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
2159.07 ft²
200.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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