



4 Bed House - Terraced

43 Statham Street, Off Kedleston Road, Derby DE22 1HR
Offers Around £320,000 Freehold



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- Charming Palisaded Victorian Home
- Many Character Features
- Gas Central Heating & Double Glazing
- Two Reception Rooms
- Well Appointed Fitted Kitchen/Diner
- Four Generous Bedrooms
- Period Family Bathroom & Cloakroom
- Delightful Private Walled Garden
- Potential Loft Conversion
- Close To Darley Park, Markeaton Park & City Centre

A TRULY CHARACTERFUL HOME - Beautifully presented, four bedroom palisaded Victorian terrace property of style and character, benefitting from a private walled garden, located within the noted Six Streets area.

The property is nicely positioned set well back from Kedleston Road along the attractive tree lined Statham Street area. It is constructed of brick, beneath a pitched tiled roof with the front elevation having an attractive appearance revealed by a superb ground floor bay window, stone lintel and sills and matching period style sealed unit double glazed sash style windows. A quarry pathway leads to the entrance door which has stained glass with leaded finish.

An internal inspection will reveal a well maintained, gas central heating living accommodation and briefly consists on the ground floor; entrance vestibule with original Minton tiled flooring, entrance hall with original Minton tiled flooring and staircase leading to the first floor, cloakroom with WC, charming lounge with feature period fireplace, separate dining room with feature period fireplace and a well appointed kitchen/diner with built in appliances and granite worktops. The first floor passageway landing leads to four generous bedrooms and a fitted period style bathroom in white white shower.

To the rear of the property, there is a private walled enclosed rear garden laid to lawn with paved patio and useful brick store.

The property does offer excellent potential for a loft conversion (subject to planning permission).

The Location

The property is located a short walk away from the City centre offering easy access to a full range of amenities including comprehensive shopping facilities along the Corn Market and noted Intu shopping centre with its major retail outlets and state of the art cinema. For those who appreciate charming period architecture, Sadler Gate and Iron Gate are both well worth a visit, boasting a selection of up-market clothing outlets together with a selection of cafs bars and public houses. Friar Gate is the place to be for those who enjoy relaxing and indulging in stylish restaurants and bars. Easy access on the A6, A38, A50, A52 leading onto the M1 Motorway.

Ground Floor

Vestibule

3'1" x 2'9" (0.95 x 0.85)

With half glazed entrance door with stained glass and leaded finish, original Minton tiled flooring, inset doormat, matching original patterned tiled walls, high ceiling, coving to ceiling and internal half glazed stripped door opening into:

Entrance Hall

12'9" x 3'2" (3.90 x 0.98)

With matching original Minton tiled flooring and matching original patterned tiled walls, period style radiator, high ceilings, coving to ceiling, picture rail, period archway, staircase leading to first floor with hand rail and deep skirting boards and architraves.

Charming Lounge

15'3" into bay x 11'10" (4.67 into bay x 3.61)

With chimney breast with featured period style fireplace with patterned tiled surrounds incorporating gas flame fire with raised tiled hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with ceiling rose, picture rail, floor to ceiling stripped original cupboard providing storage, central heating radiator, sealed unit double glazed bay window with aspect to front and stripped half glazed door with leaded finish.



Dining Room

12'4" x 12'2" (3.78 x 3.71)

With featured period style fireplace with surrounds incorporating open grate fire and raised slate hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, picture rail, exposed wood flooring, central heating radiator, double glazed sash style window overlooking the rear garden and stripped internal panelled door.



Well Appointed Fitted Kitchen/Diner

15'3" x 9'8" (4.67 x 2.96)

With inset stainless steel sink unit with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching granite worktops. The continuation of the matching worktops provides a useful small breakfast bar area with incorporated single stainless steel sink unit with mixer tap. There is also a built in stainless steel Neff four ring gas hob with glass splashback with stainless steel extractor hood over, two built in stainless steel Neff electric fan assisted ovens, space for fridge/freezer, attractive tiled flooring, high ceilings, spotlights to ceiling, two double glazed sash style windows with aspect over the charming walled garden, microwave space, concealed worktop lights, central heating radiator, exposed brickwork, integrated Kenwood dishwasher, integrated Hotpoint washing machine and panelled door giving access to the private walled garden.



Cloakroom

5'2" x 2'7" (1.59 x 0.80)

Fitted with WC, wash hand basin, tiled splashbacks, tiled flooring, extractor fan and stripped internal panelled door.

FIRST FLOOR

Spacious First Floor Passageway Landing

With deep skirting boards and architraves, high ceilings, attractive balustrade, central heating radiator, access to roof space, skylight window and original fitted double storage cupboard.

Roof Space

Offering excellent potential for a loft conversion (subject to planning permission).

Bedroom One

13'5" x 12'2" (4.09m x 3.71m)

Having chimney breast, deep skirting boards and architraves, high ceilings, picture rail, central heating radiator, exposed wood flooring, sealed unit double glazed sash style window to rear and stripped internal panelled door.



Bedroom Two

12'2" x 11'7" (3.73 x 3.55)

Having chimney breast incorporating period style display fireplace and hearth, deep skirting boards and architraves, high ceilings, picture rail, central heating radiator, sealed unit double glazed sash style window with aspect to front and stripped internal panelled door.



Bedroom Three

9'3" x 8'5" (2.82 x 2.57)

With cupboard incorporating the Worcester boiler, deep skirting boards and architraves, high ceilings, coving to ceiling, central heating radiator, sealed unit double glazed sash style window with aspect to rear and stripped internal panelled door.



Bedroom Four

9'3" x 6'9" (2.82 x 2.07)

With exposed wood flooring, central heating radiator, deep skirting boards and architraves, high ceilings, picture rail, built in storage, sealed unit double glazed sash style window with aspect to front and stripped internal panelled door.



Period Style Bathroom

7'1" x 6'4" (2.18 x 1.94)

Fitted with a white suite comprising; bath with electric shower over, fitted wash hand basin, WC, heritage style towel rail/radiator, charming panelling to walls, tiled splashbacks, high ceilings, fitted mirror medicine cabinet, double glazed sash style obscure window to side, vinyl flooring and half glazed stripped door.



OUTSIDE

Front Garden

The property is set back from the pavement edge, behind a low maintenance walled foregarden with neatly kept privet hedge and quarry tiled pathway and hand gate giving access to entrance door.

Walled Rear Garden

Being of a major asset and selling point to this particular property, is it's attractive private brick walled garden which enjoys a raised paved patio area providing a pleasant sitting out entertaining space together with a small raised decking area, lawns, flower beds and tree.



Small Brick Store

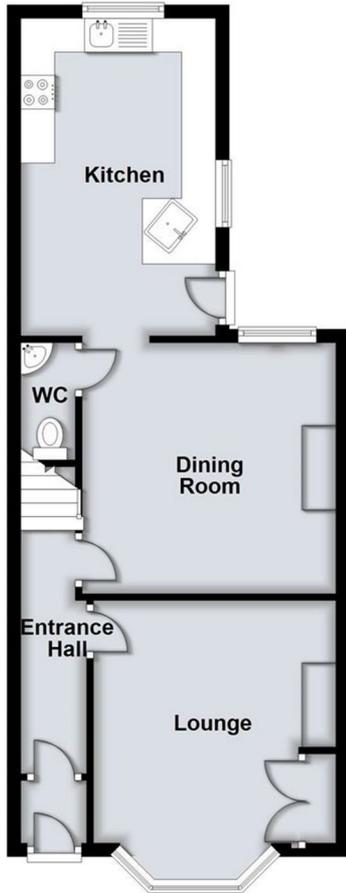
Providing storage.

FLOOR AREA

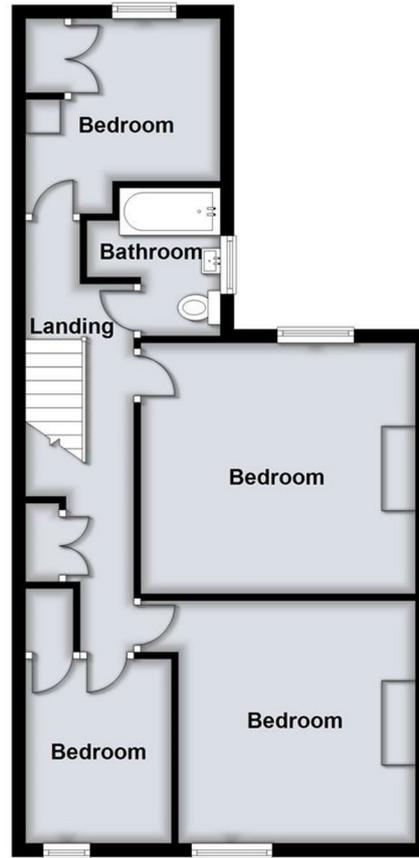
105 square meters - 1130 square feet

Please note that the stated floor area has been calculated using the information provided by the valid Energy Performance Certificate.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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