Fletcher & Company

86 Chester Green Road, Derby, DE1 3SF

Offers Around £299,950

Freehold



- A Charming, Traditional Residence
- Extensive Garden & Driveway
- Through Lounge/Dining Room
- Extended Breakfast Kitchen with Utility Off
- Two First Floor Bedrooms & Bathroom
- Second Floor Bedroom
- Fabulous Views Over Chester Green
- Close to Derby City Centre
- Close to a Good Range of Amenities
- Viewing Highly Recommended





Summary

This is a stunning, three bedroom traditional mid-terrace with DRIVEWAY TO REAR and fabulous views overlooking Chester Green. The property benefits from much character throughout featuring a spacious lounge/dining room and extended open plan dining kitchen with utility off. There are two spacious first floor bedrooms, a well-appointed bathroom and second floor bedroom. To the rear of the property is an impressive garden featuring extensive lawn, raised patio area, off-road parking/driveway and gated secure access.

The Location

The property's location in Chester Green offers easy access to Darley Park with fabulous walks along the banks of The River Derwent, access to a good range of amenities, a footpath into Derby City Centre which offers a complete range of services including Pride Park and Derby city train station.

Accommodation

Ground Floor

Lounge/Dining Room

27'9" x 11'2" (8.48 x 3.41)

An entrance door provides access to the spacious through lounge/dining room with two central heating radiators, feature chimney breast with exposed brick interior and cast iron log burner, decorative coving, recessed ceiling spotlighting, window to front with bespoke shutters and stylish staircase to first floor with understairs storage cupboard.







Breakfast Kitchen

20'9" x 9'6" (6.33 x 2.92)

This is a light and airy room courtesy of double glazed windows to the side elevation and features a spacious dining area with a Cornish slate tiled floor.







Kitchen Area

Featuring wood block effect preparation surfaces with matching upstands, inset ceramic sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for gas range cooker with extractor hood over, built-in fridge freezer and dishwasher and stylish chrome central heating radiator.







Rear Lobby/Utility

6'2" x 5'11" (1.88 x 1.82)

With wood grain effect worktop, fitted base cupboards, appliance space suitable for washing machine and a door and window to garden.



First Floor Passage Landing

With staircase to second floor and useful storage cupboard.

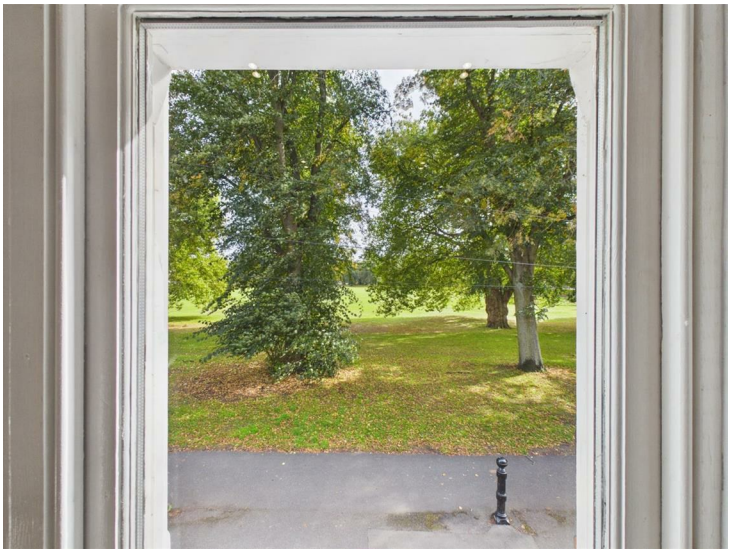
Bedroom One

12'3" x 11'4" (3.75 x 3.47)

Having a central heating radiator, built-in storage cupboard, recessed ceiling spotlighting and window to front offering views over Chester green.







En-Suite Shower Room

7'8" x 2'7" (2.36 x 0.79)

Comprising a low flush WC, wash handbasin and shower cubicle.



Bedroom Two

12'1" x 7'0" (3.70 x 2.15)

With central heating radiator, storage cupboards and window to rear.



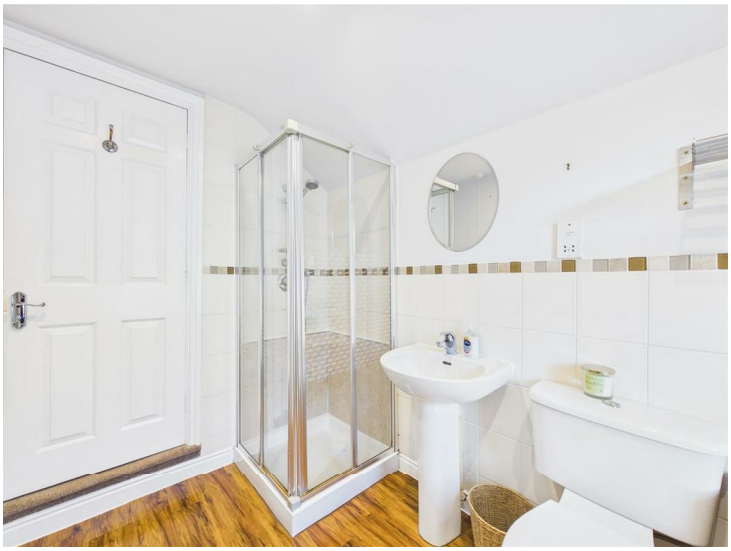


Bathroom

9'10" x 5'10" (3.00 x 1.78)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, shower cubicle, ladder style radiator and window to rear.





Second Floor Accommodation

Bedroom Three

14'4" x 10'8" (4.37 x 3.26)

With central heating radiator, storage to eaves, exposed purlins and double glazed Velux window to rear.



Outside

To the rear of the property is a very pleasant private garden with upper level patio area, pathway running alongside a lawned garden with rockery borders, timber shed, off-road parking/driveway and gated access.





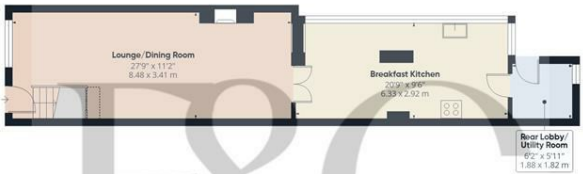


Council Tax Band B









Floor 0



Floor 1



Floor 2

Approximate total area(1)

1109 ft²

102.9 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

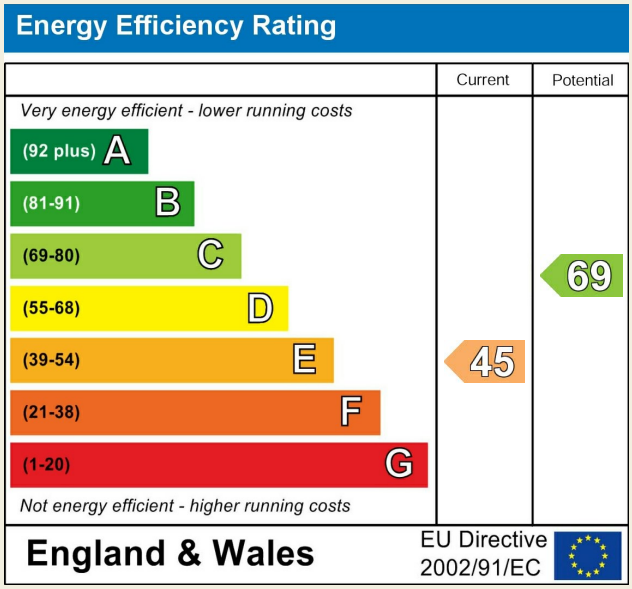
..... Below 5 ft/1.5 m

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

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Council Tax Band: B
Tenure: Freehold