

Fletcher & Company

17 Statham Street, Off Kedleston Road, Derby, DE22
1HR

Offers Around £315,000

Freehold



- Charming Period Residence
- Entrance Hall with Minton Floor
- Through Lounge/Dining Room
- Open Plan Dining Kitchen
- Three Bedrooms, Principle with En-Suite plus Bathroom
- Pleasant Enclosed Rear Garden
- Sought After Location
- Easy Access to Local Amenities
- Close to Excellent Transport Links
- Easy Access to Derby City Center





Summary

This is a charming, bay fronted, period, end-terraced residence set within the highly desirable Six Streets area of Derby, just off Kedleston Road.

The property has much original character throughout with accommodation comprising vestibule, entrance hall with Minton floor, open plan through lounge/dining room and good sized dining kitchen with French doors to garden. The first floor semi-galleried landing leads to a principle bedroom with en-suite shower room, two further bedrooms and a bathroom.

To the rear of the property is a pleasant, low maintenance garden with artificial lawn and patio area with wood edged borders.

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The Location

The property's location just off Kedleston Road gives easy access to a range of amenities locally including a small shop, post office, barbers, chemist, real ale pub, cafe, a regular bus service into Derby City center, easy access to Markeaton Park and excellent transport links.

Accommodation

Ground Floor

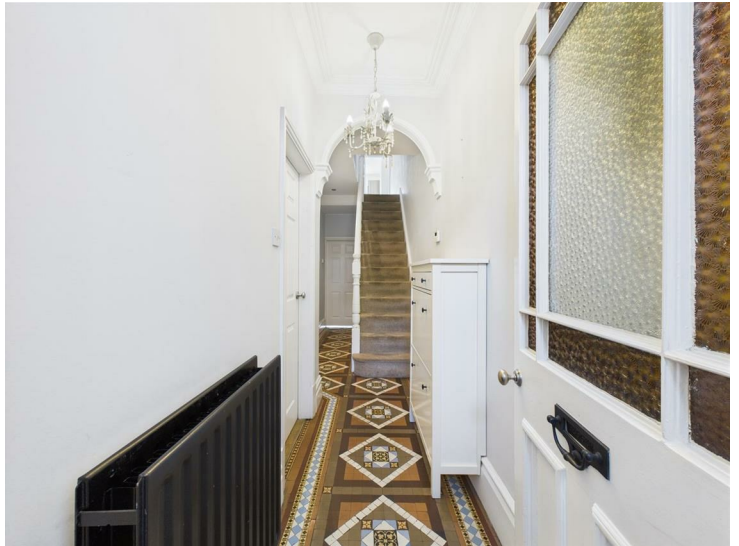
Vestibule

A panelled entrance door provides access to vestibule with Minton floor and further panelled and glazed door to hallway.

Hallway

20'11" x 5'2" (6.38 x 1.60)

Having a central heating radiator, continuation of Minton floor, decorative coving, feature archway and panelled staircase to first floor.



Spacious Through Lounge/Dining Room

27'0" x 10'3" (8.25 x 3.14)



Lounge Area

Featuring an impressive fireplace with log burner, central heating radiator, decorative coving and ceiling rose, picture rail, open access to dining area and bay window to front.



Dining Area

With central heating radiator, decorative coving, picture rail and window to rear.



Open Plan Dining Kitchen

19'4" x 10'1" (5.90 x 3.08)

Comprising woodblock effect worktops, inset one and a quarter stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset five plate gas hob with built-in double oven beneath and extractor hood over, appliance spaces for fridge freezer, dishwasher, washing machine and tumble dryer, central heating radiator, window and door to side and French doors to rear.



First Floor Landing

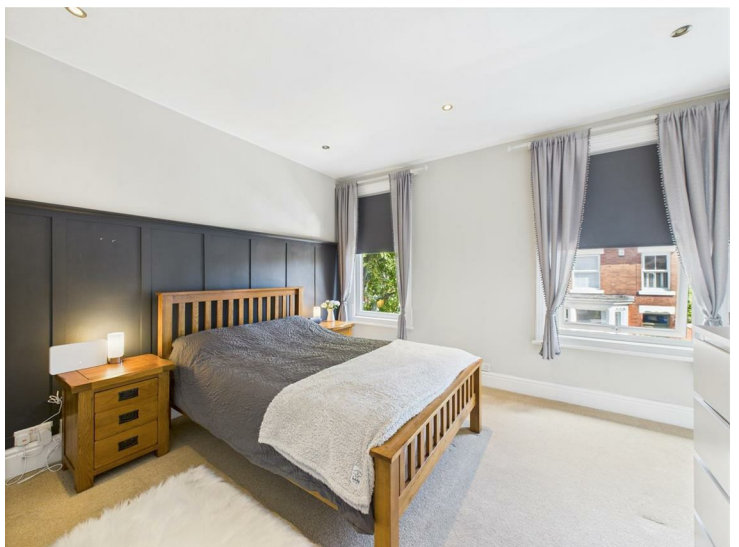
12'1" x 5'4" (3.69 x 1.63)

A semi-galleried landing with useful storage cupboard and access to loft space.

Principle Bedroom

12'7" x 11'11" (3.84 x 3.65)

Having a central heating radiator, recessed ceiling spotlighting, feature panelled wall, two windows to front, door to walk-in wardrobe and further door to en-suite.



En-Suite Shower Room

8'7" x 3'2" (2.62 x 0.98)

Appointed with a low flush WC, wash handbasin, shower cubicle, central heating radiator and recessed ceiling spotlighting.



Bedroom Two

12'2" x 10'2" (3.71 x 3.10)

Featuring a fireplace with surround, central heating radiator and window to rear.



Bedroom Three

12'7" x 9'11" (3.85 x 3.04)

With central heating radiator and window to rear.



Bathroom

6'10" x 6'3" (2.10 x 1.92)

Appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, bath with shower over, central heating radiator and window to side.

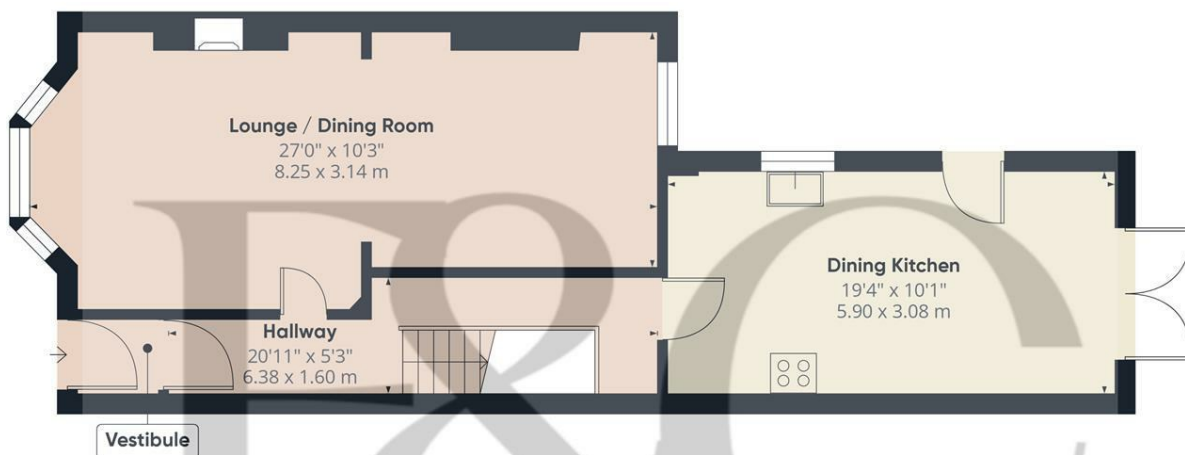


Outside

To the rear of the property is a pleasant garden with patio area, block paved pathway, artificial lawn, raised wood edged borders containing plants and shrubs, decorative trellis work and brick retaining wall.



Council Tax Band C



Floor 0

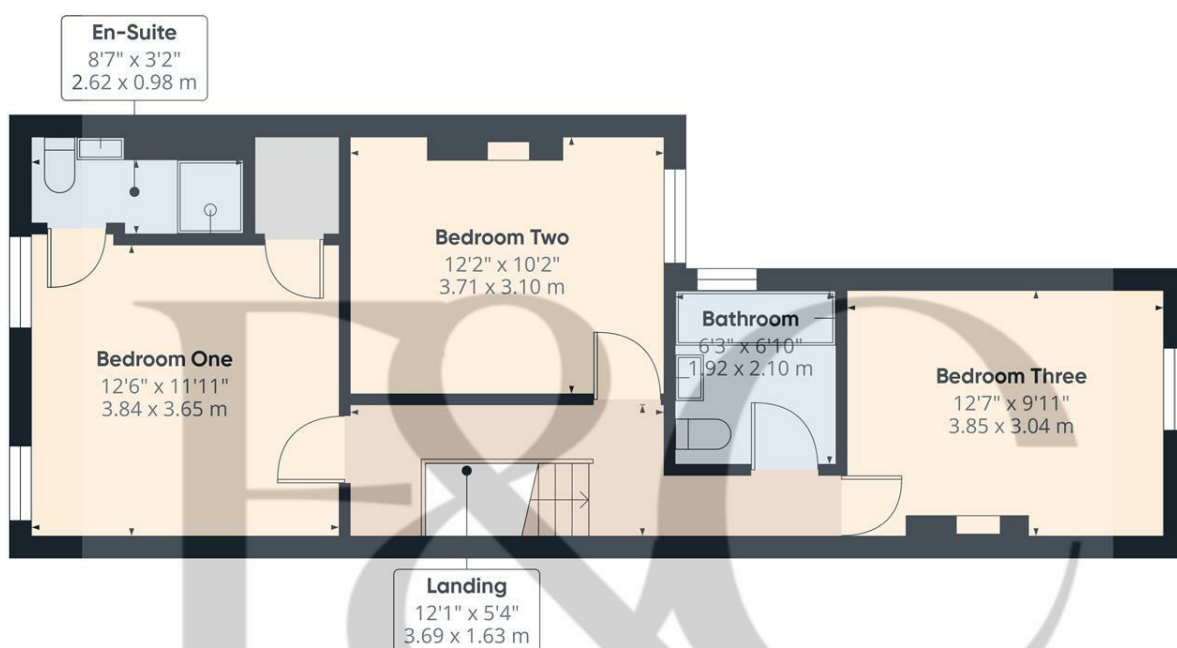
Approximate total area^m

587 ft²
54.5 m²

(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.

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Floor 1

Approximate total area^m

550 ft²
51 m²

(1) Excluding balconies and terraces

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Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

17 Statham Street
Off Kedleston Road
Derby
DE22 1HR

Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	