

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.

F&C

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

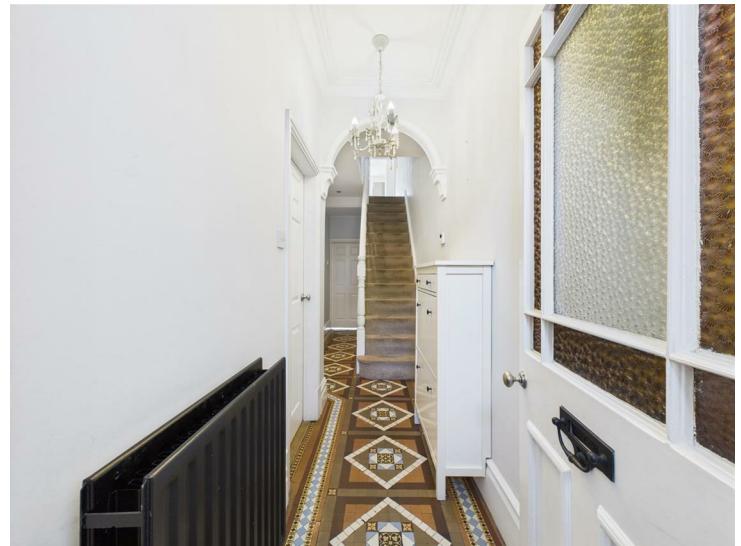
Vestibule

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)

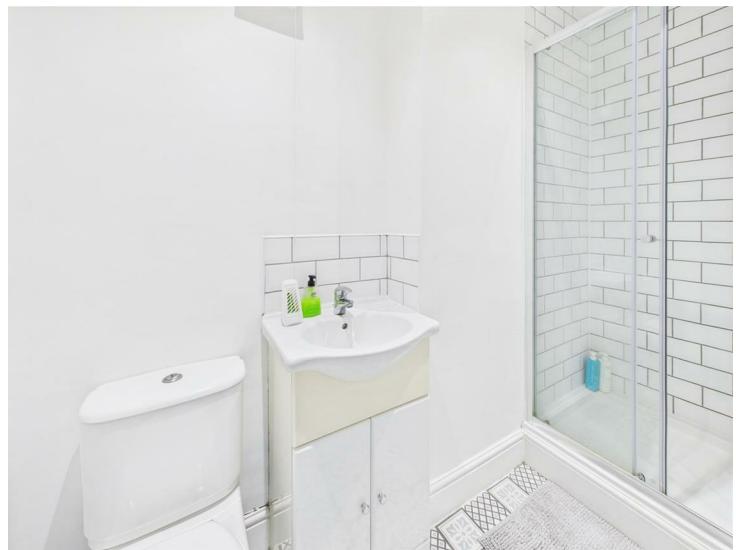
Having a central heating radiator, recessed ceiling spot lighting, feature panelled wall, two windows to front, door to walk-in wardrobe and further door to en-suite.



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.

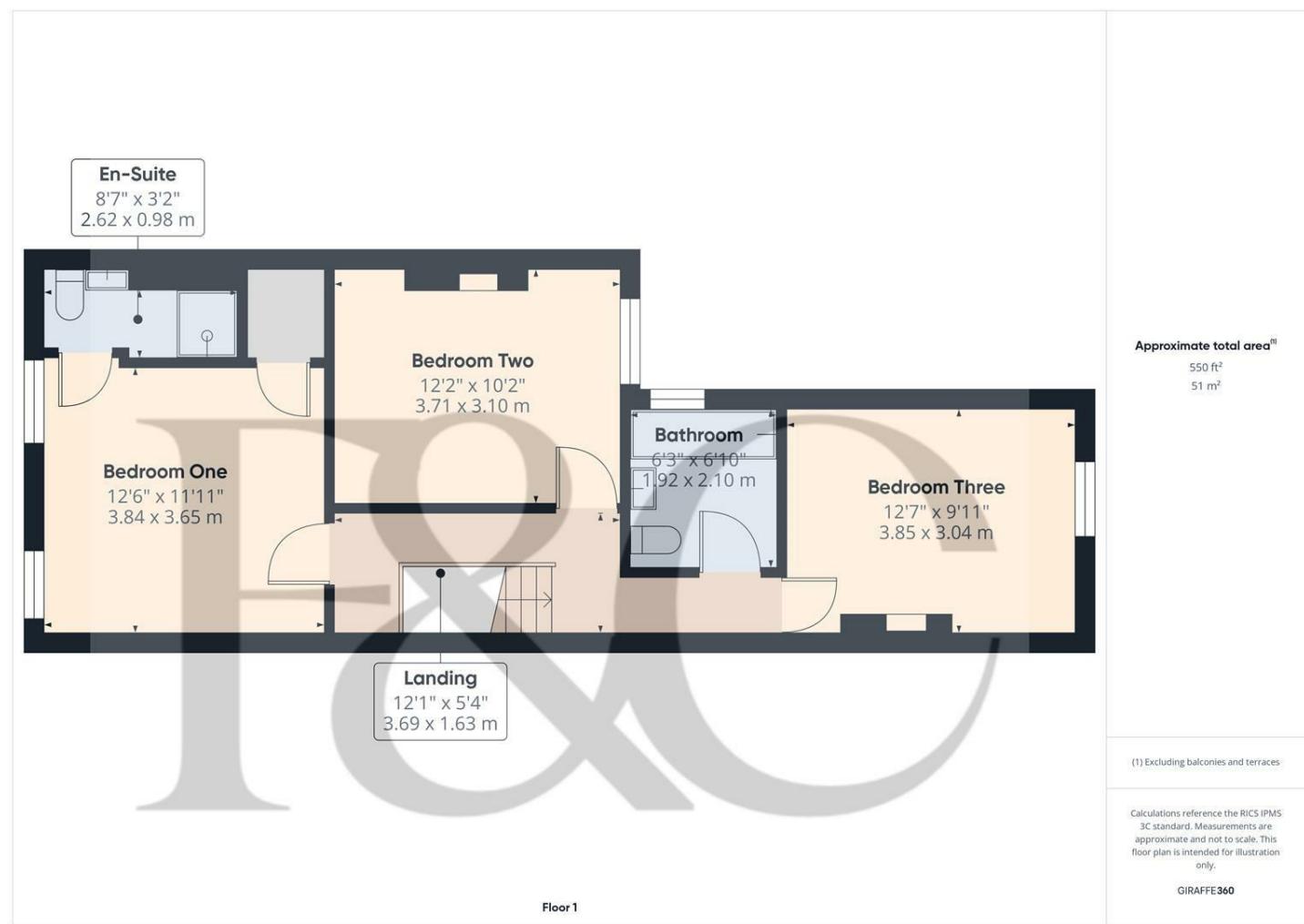
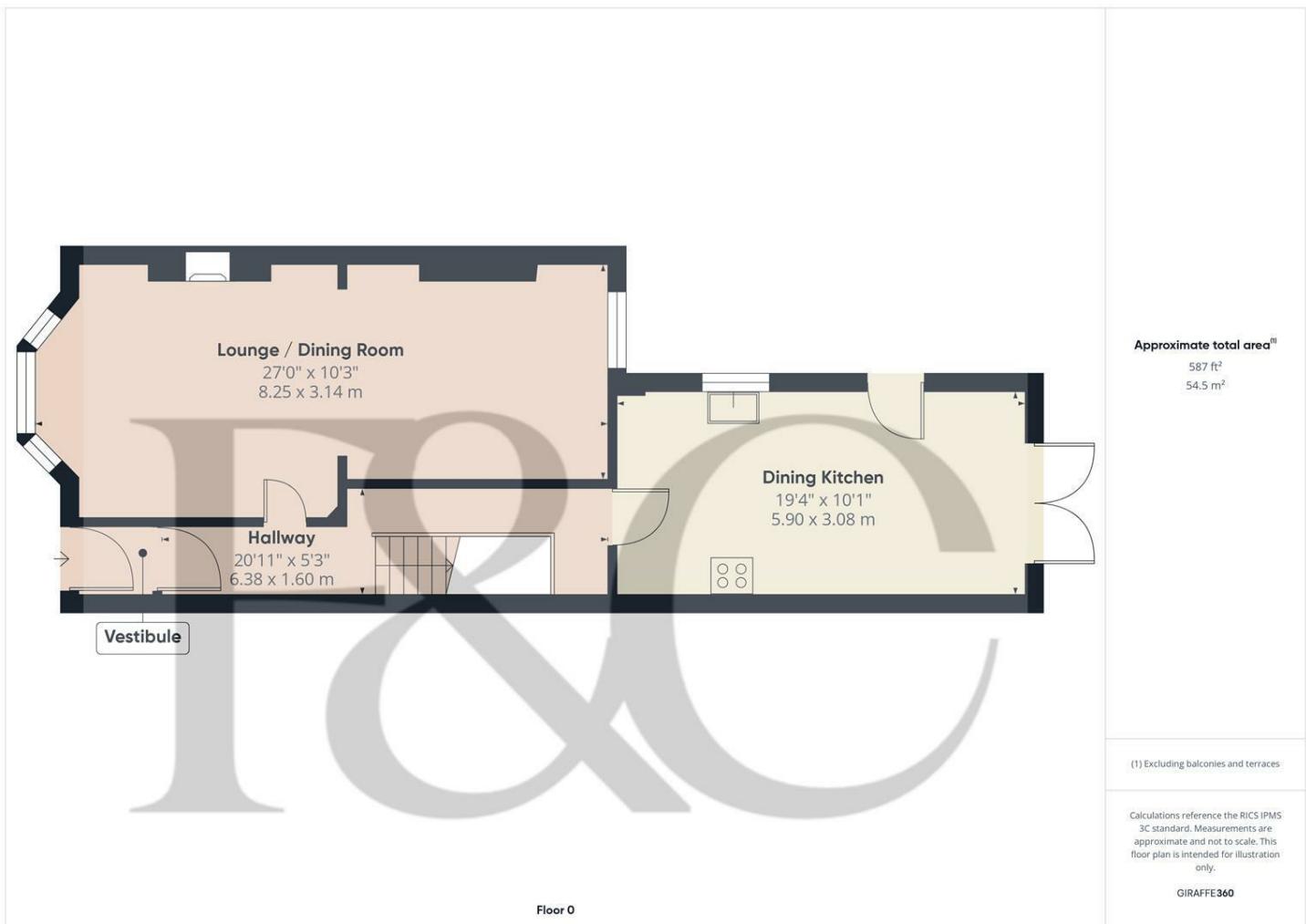


Outside

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





Energy Efficiency Rating

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

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Council Tax Band: C
Tenure: Freehold

