



3 Bed House - Semi-Detached

9 Park Grove, Derby DE22 1HE
Offers Around £375,000 Freehold



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Characterful Edwardian Home
- Extended Accommodation
- Potential For Loft Conversion
- Lounge & Family Room
- Superb Living Kitchen/Dining Room
- Excellent Cellar/Utility with W.C
- Three Double Bedrooms, Family Bathroom
- South Facing Private Garden
- Many Character Features
- Very Sought After Location

EXTENDED PERIOD HOME - Magnificent Edwardian semi-detached property with an abundance of characterful features and a private south facing walled rear garden. Located off the ever popular Kedleston Road area of Derby. Internal Viewing Absolutely Essential.

The property we believe was built in the 1901 and is set back from the pavement edge behind a low maintenance foregarden and is constructed of red brick beneath a slate roof with the front elevation having a very attractive appearance relieved by ground floor bay windows, stone lintels and sills, sash period windows and original panelled entrance door with fanlight over.

An internal inspection offers, on the ground floor, vestibule with original stained glass door, reception hall both with Minton tile flooring, staircase leading to first floor, excellent cellar/utility with w.c., lounge with period fireplace and sash bay window, family room with feature period fireplace with inset Living Flame gas fire and extended open plan living fitted kitchen/dining room with solid oak units, granite worktops and under floor heating. The first floor passageway landing leads to three double bedrooms and a fitted bathroom in white with shower.

A major asset to the sale of this property is its private south facing enclosed walled rear garden.

The property also has a boarded loft providing excellent storage and also offers potential to convert the loft to a fourth bedroom etc (subject to planning).

The Accommodation

Ground Floor

Vestibule

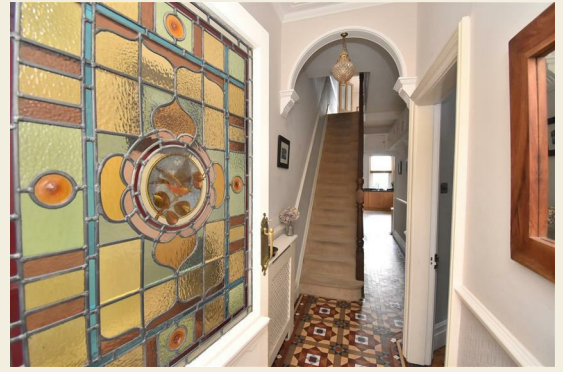
3'4" x 2'9" (1.04 x 0.85)

With panelled entrance door with fan light window over, deep skirting boards and architraves, high ceiling, coving to ceiling, dado rail, original Minton tile flooring and internal half glazed door with charming stained glass window with leaded finish giving access to the spacious entrance hall.

Entrance Hall

20'2" x 4'11" x 3'3" (6.17 x 1.50 x 1.00)

With matching original Minton tile flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, period open archway, radiator, staircase leading to the first floor with attractive balustrade, useful fitted wall storage cupboards, dado rail, internal half glazed door with charming stained glass with leaded finish with additional stained glass window with leaded finish over and panelled door giving access to the cellar/utility.



Lounge

13'11" into bay x 12'10" (4.25 into bay x 3.92)

With chimney breast with feature log burning stove (available by separate negotiation) and raised hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, fitted book shelving, charming fitted cupboard with glass doors and base cupboard beneath, exposed wood flooring, radiator, sash period style window with fitted blind and aspect to the front and stripped internal panelled door.



Family Room

12'7" x 11'3" (3.85 x 3.43)

With charming pine fireplace with cast iron surrounds incorporating Living Flame gas fire and raised tiled hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, radiator, fitted book shelving to the right hand side of the chimney breast with fitted base cupboard beneath, additional shelf and base cupboard to the left hand side of the chimney breast, internal pine panelled door and open archway giving access to the living kitchen/dining room.



Living Kitchen/Dining Room

16'8" x 16'7" (5.09 x 5.08)



Open Plan Dining Area

With tiled flooring with under-floor heating, radiator, double glazed French doors giving access to the charming private walled garden, open space leading into the kitchen area and open space leading into the family area.



Open Plan Kitchen Area

With one and a half bowl stainless steel sink unit with chrome mixer tap, base units with drawer and cupboard fronts, solid wood wall and base fitted units with attractive matching granite worktops, wall mounted twin china display cabinets with glass shelving, space for Rangemaster cooker with inset extractor hood, space for fridge/freezer, integrated dishwasher and integrated freezer. Glazed wine cupboard, the continuation of the granite worktops forming a useful breakfast bar area, spotlights to ceiling, high ceiling, concealed worktop lights, matching tiled flooring, open space leading into the dining area and double glazed window overlooking the rear garden.



Cellar/Utility

12'7" x 11'2" (3.85 x 3.41)

Fully lined cellar with charming pine cupboard with worktops and incorporating Belfast style sink with hot and cold taps, plumbing for automatic washing machine, power and lighting, decorative beams to ceiling and providing good storage.

WC

5'7" x 3'1" (1.71 x 0.94)

With WC, fitted wash basin and stripped internal panelled door.

First Floor

Passageway Landing

With deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, attractive balustrade, dado rail, smoke alarm, radiator and access to the roof space.



Roof Space

Accessed via a loft ladder with light, boards providing storage, Worcester Bosch Boiler and offers potential for a loft conversion (subject to planning permission).

Double Bedroom One

17'1" x 11'6" (5.22 x 3.52)

Very spacious master bedroom with chimney breast with feature display fireplace with raised tiled hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, period style radiator, two matching period style sash windows with aspect to the front both having fitted blinds and stripped internal panelled door.



Double Bedroom Two

12'9" x 11'2" (3.89 x 3.41)

With chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, period style radiator, period style sash window with fitted blind and aspect to the rear and stripped internal panelled door.



Double Bedroom Three

10'6" x 9'4" (3.21 x 2.85)

With built-in double cupboard with shelving, laminated flooring, deep skirting boards and architraves, high ceiling, radiator, double glazed window with fitted blind and aspect to the rear and stripped internal panelled door.



Family Bathroom

6'4" x 6'0" (1.94 x 1.83)

Beautifully appointed bathroom In white with bath with shower over and shower screen door, fitted wash basin with fitted storage cupboard beneath, low level WC, attractive tiled splash-backs, high ceiling, spotlights to ceiling, heated towel rail/radiator, double glazed obscure window, shaver point and stripped internal panelled door.



Front Garden

The property is set back from the attractive pavement edge with tree behind a front low maintenance garden with gravel beds, low brick retaining wall, quarry tiled pathway leading to the entrance door and additional quarry tiled pathway leading to the side access gate providing storage for wheelie bins.

Private Walled Rear Garden

Being of a major asset to the sale of this particular property is its private, south facing walled garden. Immediately from the living kitchen/dining room French doors is a raised sun patio providing a pleasant sitting out and entertaining space with two steps down leading to a lawn garden with well stocked flower beds, shrubs and trees providing a screen for privacy complemented by the attractive brick retaining wall. Timber shed included in the sale.




Side Access

To the side of the property there is side access with the continuation of the pathway with two secure gates.

Council Tax Band - D Derby City

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	60	
(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	