



3 Bed House - Terraced

20 West Avenue, Derby DE1 3HR

Guide Price £240,000 Freehold



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- Traditional Palisaded Mid-Terraced Home
- Beautifully Presented
- Wealth of Character & Charm
- Gas Central Heating & PVCu Double Glazing
- Entrance Hallway, Cellar, Dining Kitchen & Downstairs WC
- Spacious Open Plan Lounge Dining Room
- Three Bedrooms & Four Piece Bathroom Suite
- Delightful Landscaped Courtyard Garden
- Close to Derby City Centre & Darley Park
- No Chain Involved

NO CHAIN - A beautifully presented traditional three bedroom palisaded mid-terraced home of style and character, located in sought after location off Kedleston Road close to Derby City Centre and Darley Park.

The property benefits from gas central heating, double glazing including PVCu sash windows. The accommodation in brief comprises, on the ground floor, open porch, entrance hallway with minton tiled floor, cellar, spacious open plan lounge dining room, dining kitchen rear hallway and downstairs wc.

The first floor semi galleried landing leads to three well proportioned bedrooms, including a very spacious master bedroom and a well appointed four piece family bathroom.

Outside, there is a palisade foregarden and a delightful low maintenance landscaped rear garden.

LOCATION

Derby City centre offers easy access to a full range of amenities including comprehensive shopping facilities along the Corn Market and noted Derbion shopping centre with its major retail outlets and state of the art cinema. Sadler Gate and Iron Gate are both well worth a visit, boasting a selection of up-market clothing outlets together with a selection of cafés bars and public houses and Friar Gate for those who enjoy relaxing and indulging in stylish restaurants and bars.

A good range of leisure facilities within easy access on Queen Street, Darley Park and Markeaton Park with its small golf course, cricket grounds and tennis courts is ideal for those with sporting interests.

There are excellent transport links nearby with Derby's inner ring road providing access to the A52 and A38 which in turn link to the M1 and main motorway network.

THE ACCOMMODATION

GROUND FLOOR

Open Porch

Having a Minton tiled floor with feature stone archway with beautiful traditional style door with glazed inset with frosted glass window above leading into the entrance hallway.

Entrance Hallway

23'1" x 5'7" maximum (7.04m x 1.70m maximum)

Having a Minton tiled floor, central heating radiator, ornate coving to ceiling, feature archway, staircase leading through to the first floor landing with open spindles and solid wood handrail and wood panelled doors with obscure glazed insets giving access through to the lounge / dining room and the dining kitchen. A further panelled doorway with steps leading down to the cellar.



Open Plan Lounge Dining Room

26'1" x 12'2" overall (7.95m x 3.71m overall)

Lounge Area

Having a beautiful cast iron fireplace with tiled inset, slate tiled hearth and beautiful surround, shelving built into the recess, central heating radiator, telephone point, TV point, ornate coving to ceiling, ceiling rose and PVCu double glazed sash windows to the front elevation.



Dining Area

Having ornate coving to the ceiling, central heating radiator and PVCu double glazed sash windows to the rear elevation.



Dining Kitchen

17'6" x 10' (5.33m x 3.05m)

Fitted with a range of panelled fronted units with brushed stainless steel handles comprising wall, base and drawer units with laminated work surface over, ceramic tiled splash-backs, stainless steel one and a half bowl sink drainer unit with swan neck style mixer tap, low level appliance space with plumbing for the automatic washing machine, further low level appliance spaces, integrated Baumatic stainless steel electric double oven and grill and Whirlpool halogen hob with extractor unit over. Two PVCu double glazed windows to the side elevation, recessed halogen down-lighters, laminated tile effect floor, central heating radiator, obscure glazed panel door to the side giving access to the rear garden and pine panelled door giving access to:



Rear Hallway

Having a laminated tile effect floor, central heating radiator, PVCu double glazed window to the rear elevation, oak panelled door to the side elevation giving access to the rear garden and internal pine panelled door giving access to a downstairs WC.

Downstairs WC

Fitted with a two-piece suite comprising a wall mounted ceramic wash hand basin with ceramic tiled splash-backs, low level WC, wall mounted boiler, laminated tile effect floor and PVCu obscure double glazed window to the rear elevation.

FIRST FLOOR

Semi-Galleried Landing

Having a smoke alarm, beautiful skylight loft access with frosted glass inset, useful built-in storage cupboard and pine panelled doors giving access through to three bedrooms and bathroom.



Master Bedroom

16'3" into recess x 12'5" (4.95m into recess x 3.78m)

Having a central heating radiator, two double wardrobes built into the recess, wooden picture rail, ornate coving to the ceiling and a PVCu double glazed sash window to the front elevation.



Bedroom Two

13'2" x 10'2" into wardrobe depth (4.01m x 3.10m into wardrobe depth)

Fitted with beech effect laminate flooring, central heating radiator, built-in wardrobes into the recess and PVCu double glazed window to the rear elevation.



Bedroom Three

9'6" x 7'5" (2.90m x 2.26m)

Having a stripped wooden floor, central heating radiator and a PVCu double glazed window to the side elevation.



Bathroom

10'1" x 7'6" (3.07m x 2.29m)

Fitted with a white four-piece suite comprising a cast iron panelled bath, pedestal wash hand basin, low level WC with push button flush and a single width shower with glazed shower screen, laminated splash-backs and wall mounted Mira chrome mains fed shower unit over. Grey woodgrain finish laminate flooring, ceramic tiled splash-backs, airing cupboard giving access to the hot water cylinder, recessed halogen down-lighters, wooden dado rail, central heating radiator and PVCu double glazed frosted glass window to the rear elevation.



OUTSIDE

Frontage

To the front of the property is a walled fore court garden with decorative wrought iron railings with a wrought iron pedestrian access gate leading through to the front door. Shared passageway access to the side leading through to the delightful enclosed rear garden.

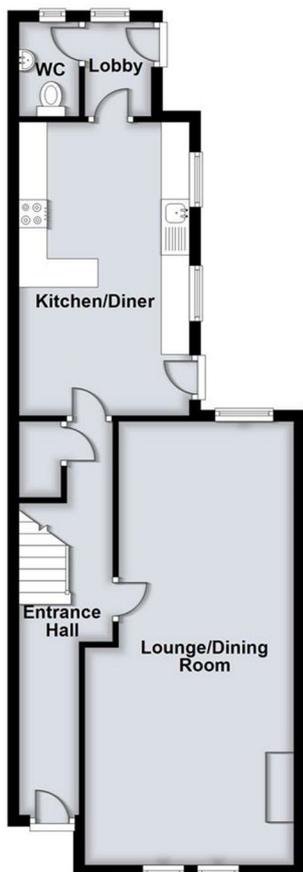
Enclosed Rear Garden



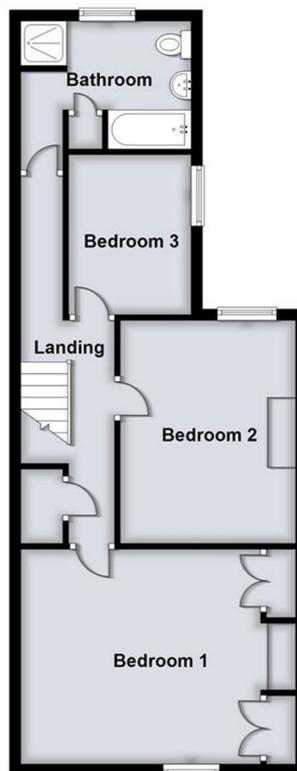
Having split level paved seating areas with steps leading down to a block paved seating area with gravelled beds, planting borders, walled and fence panelled boundary, outside cold eater tap and timber gated access leading back through to the shared passageway.



Ground Floor
Approx. 58.3 sq. metres (628.0 sq. feet)



First Floor
Approx. 55.2 sq. metres (593.8 sq. feet)



Total area: approx. 113.5 sq. metres (1221.8 sq. feet)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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