

# Fletcher & Company

80 Old Chester Road, Derby, DE1 3SA

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Asking Price £300,000

Freehold

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- Fabulous Character Dwelling
- Completely Refurbished
- No Upper Chain
- Extensive Fore-Garden & Nearby Free Off-Road Parking
- Spacious Lounge, Open Plan Living Kitchen & Utility
- Bathroom
- Three First Floor Bedrooms, One with En-Suite Shower Room
- Realistically Priced
- Highly Convenient for City Centre & Darley Park
- Viewing Highly Recommended





## Summary

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This is a fabulous three bedroom, traditional detached residence occupying a fabulous location in the heart of Chester Green offering easy access to Darley Park and beautiful Chester Green. The property is sold with the benefit of no upper chain, has recently been refurbished and provides characterful accommodation presented to modern standards. It features attractive sash windows (where stated), gas central heating, entrance hall, stylish ground floor bathroom, impressive lounge with high ceiling and feature cast iron fire surround, high specification living kitchen with lounge area offering views over the fore-garden, newly fitted kitchen with built-in hob, oven, fridge/freezer and dishwasher with utility off.

The first floor comprises a semi-galleried landing which leads to three bedrooms, one with en-suite shower room. The gardens lie to the front of the property and feature extensive, low maintenance gravelled sections, lawn, mature trees, views to the side towards Darley Park and free public parking available close by.

# F&C

## **The Location**

Chester Green is a popular residential location within a stone's throw of a full range of amenities in the city centre. Darley Park offers some fabulous walks as well as restaurants/cafés at Darley Abbey Mills and there is a footpath into town. There is easy access to the nearby Meteor Retail Park and the bus and train station are within easy reach.

## **Accommodation**

### **Entrance Hall**

5'4" x 3'5" (1.63 x 1.05)

Panelled entrance door with double glazed fan light over provides access to entrance hall with wood effect herringbone pattern flooring, stylish staircase to first floor and recessed ceiling spotlighting.



## Lounge

16'8" x 11'9" (5.10 x 3.60)

This is an impressive light and airy room with four sash windows, feature cast iron fire surround with tiled hearth, two central heating radiators, decorative coving and picture rail.



### **Fabulous Refitted Dining Kitchen**

16'10" x 15'0" (5.14 x 4.58)

Having a spacious dining area with central heating radiator, wood effect herringbone pattern flooring, recessed ceiling spotlighting and two sash windows to front elevation overlooking garden.



### **Stylish Kitchen**

Featuring granite effect preparation services with tiled surrounds, matching breakfast bar/island, extensive range of fitted cupboards and drawers, appliances including four plate electric hob with extractor hood over, built-in oven, integrated fridge/freezer, dishwasher, inset sink unit with mixer tap, wood effect herringbone pattern flooring, recessed ceiling spotlighting and useful understairs storage.

### Utility

8'6" x 4'7" (2.61 x 1.40)

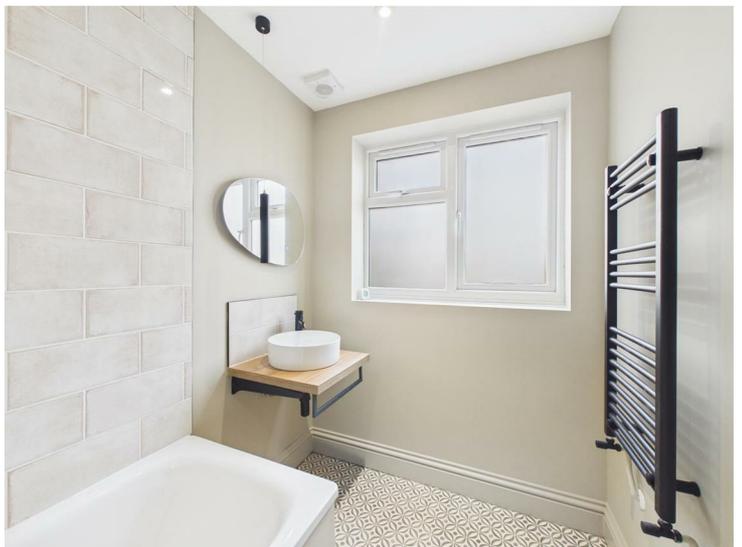
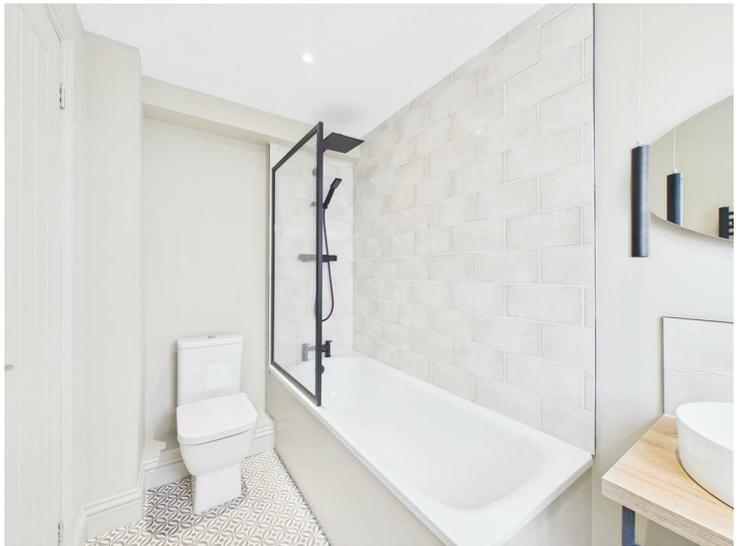
With matching granite effect worktops with appliance space underneath for washing machine and tumble dryer with cupboards over, wall mounted Baxi boiler, double glazed window and door to front.



### Well-Appointed Bathroom

8'7" x 5'2" (2.64 x 1.58)

With low flush WC, vanity wash handbasin, tiled surrounds, bath with shower over, ladder style radiator, recessed spotlighting and double glazed window to side.



### First Floor Accommodation

### **Semi-Galleried Landing**

8'11" x 6'1" (2.74 x 1.86)

With feature balustrade, useful storage cupboard, central heating radiator, recessed spotlighting and access to loft space.



### **Bedroom One**

16'9" x 11'10" (5.13 x 3.61)

With feature cast iron fire surround, central heating radiator and three sash windows.



### **Bedroom Two**

10'9" x 10'5" (3.28 x 3.20)

With central heating radiator and sash window to front.



### **Bedroom Three**

13'4" x 6'9" (4.07 x 2.08)

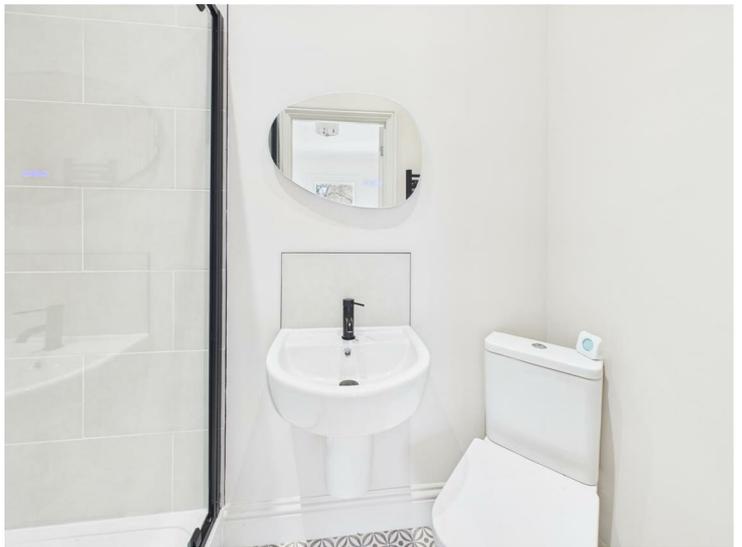
With central heating radiator and sash window to front.



### **En-Suite Shower Room**

7'3" x 3'3" (2.21 x 1.00)

With low flush WC, half pedestal wash handbasin, shower cubicle, ladder style radiator and recessed spotlighting.



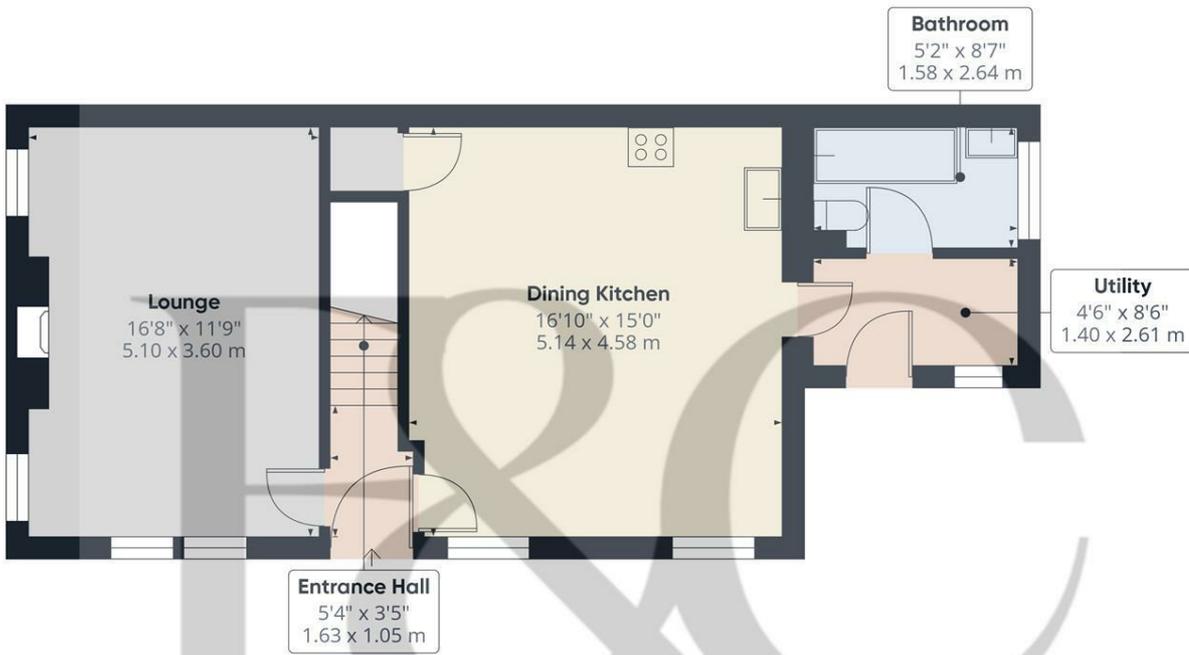
## Outside

The property occupies a fabulous position next to Darley park. It features its own fore-garden comprising two extensive gravelled areas, lawn, mature trees, block paved pathway and patio area.

Please note the property sits very close to an open public car park which is currently free to use.



Council Tax Band C



Floor 0

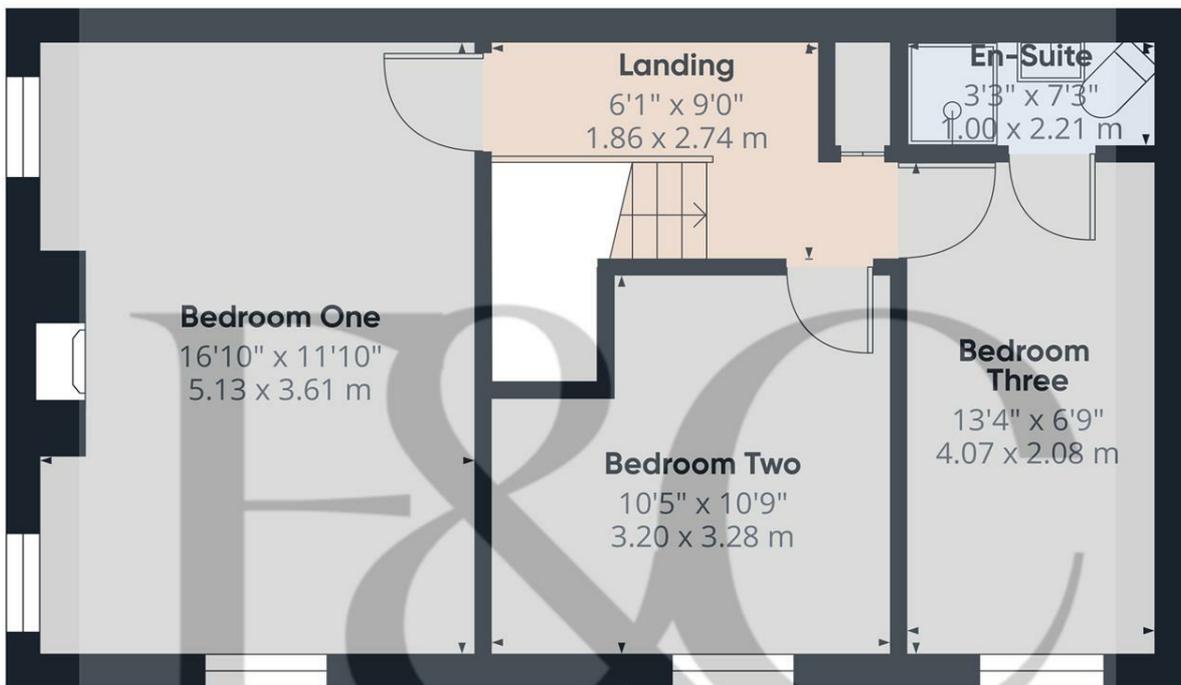
Approximate total area<sup>(1)</sup>

583 ft<sup>2</sup>  
54.1 m<sup>2</sup>

(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<sup>(1)</sup>

462 ft<sup>2</sup>  
43 m<sup>2</sup>

(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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Council Tax Band: C  
Tenure: Freehold

### Energy Efficiency Rating

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

