

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 33 Wheeldon Avenue, Off Kedleston Road Derby, DE22 1HP



### Beautiful period two/three bedroom palisade end terrace, occupying a highly sought after location in the Six Streets area of Derby off Kedleston Road

- Two Double Bedrooms • Feature sash windows • Former Third Bedroom/Current Dressing Room • Combi Boiler Gas Central Heating • Entrance hall with Minton flooring • Through lounge/dining room • Within sought after Six Streets area of Derby off Kedleston Road • No Upward Chain • Much Character Throughout • Spacious Bathroom • Delightful low maintenance rear garden
- **VIEWING ESSENTIAL** •

**Price £272,500 - No Upward Chain**



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## GENERAL INFORMATION

This is a palisaded period end terrace in the highly desirable Six Streets area of Derby off Kedleston Road and is offered for sale with no upward chain. The property is extremely well presented throughout and retains much original character and many features. The accommodation comprises, entrance hall with Minton flooring, through lounge/dining room with feature cast iron fireplace in each, fitted kitchen with french doors to garden, first floor semi-galleried landing with two double bedrooms, former third bedroom which has been opened up to provide a dressing room/through room to the bathroom (**Please Note: This could be re-instated relatively easily**).

Outside, to the rear of the property is a well designed low maintenance garden, featuring pleasant patio/seating area and an impressive selection of plants, shrubs and trees. The property also benefits from a large garden shed with lighting.

## LOCATION

The property's location is a short walk off Kedleston Road and nearby parade of shops. Derby City centre is within walking distance and most notably the Cathedral Quarter and Saddler Gate. A further range of cafés, bars and boutique shops as well as the Derbion shopping centre (formerly intu) with Cinema De Lux. The property is well located for easy access to both Darley and Markeaton Parks as well as the A38 and A52.

## ACCOMMODATION

### **ON THE GROUND FLOOR**

Panelled entrance door with glazed fanlight provides access to:

#### **ENTRANCE HALL**

Radiator, original Minton flooring, coved cornice, picture rail and feature archway, recessed ceiling spotlighting, staircase to first floor, stripped panel door to:

#### **SITTING ROOM 3.72m x 3.45m (12'2" x 11'4")**

Chimney breast with impressive decorative cast iron fireplace with living flame fitted gas fire, radiator, TV and telephone point, coved cornice, picture rail, original sash window to front and open access to:

#### **DINING ROOM 4.06m x 3.61m (13'4" x 11'10")**

Beautiful cast iron fireplace with living flame fitted gas fire, radiator, TV point, coved cornice and picture rail, original sash window to rear and door to:

#### **KITCHEN 4.8m x 2.59m (15'9" x 8'6")**

Granite effect preparation surfaces having tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base units with white gloss finish cupboard and drawers, complementary wall mounted cupboards, inset five plate gas hob with built in oven and grill under, AEG extractor hood over, appliance space suitable for a large fridge freezer and washing machine (available by separate negotiation), two radiators, recessed ceiling spotlighting, porcelain tiled



flooring, stripped panel door to useful understairs storage cupboard, sash window to side, floor to ceiling cupboard housing the combination boiler and glazed french door providing access to the rear garden.

## **ON THE FIRST FLOOR**

### **SEMI-GALLERIED LANDING**

Feature balustrade, original floor to ceiling wardrobe/cupboard with stripped doors, radiator, impressive hatch to loft space, recessed ceiling spotlighting, stripped panel door to:

#### **BEDROOM ONE 4.58m x 3.75m (15'0" x 12'4")**

Radiator, TV point, decorative coving and original sash window to front.

#### **BEDROOM TWO 4.03m x 2.82m (13'3" x 9'3")**

Feature cast iron fireplace and original hearth, radiator, decorative coving, sash window to rear.

#### **DRESSING ROOM/FORMER THIRD BEDROOM 2.63m x 2.42m (8'8" x 7'11")**

Radiator, Large three-door modern wardrobe, recessed ceiling spotlighting, window to side and open access to:

#### **SPACIOUS FITTED BATHROOM 2.61m x 2.32m (8'7" x 7'7")**

Partly tiled with a white suite comprising, low flush w.c., pedestal wash hand basin, bespoke fitted mirrored unit with mini down-lighters panel bath with shower attachment, two radiators, under-floor

heating, recessed ceiling spotlighting, sash window to rear.

## **OUTSIDE & GARDENS**

To the rear of the property is a low maintenance garden incorporating feature wall downlighting, stylish patio/pathway around a central slate chipping border with feature tree, further herbaceous borders containing plants/shrubs.

### **GARDEN SHED**

With lighting.

The property shares a secure gated alleyway with next door only. To the front of the property is a small palisade walled foregarden.

### **COUNCIL TAX BAND**

Derby City - C.

### **DIRECTIONAL NOTE**

From Derby proceed out of town heading north along the A6 bearing left onto Kedleston Road and eventually right into Wheeldon Avenue, where the property will be located on the left hand side.

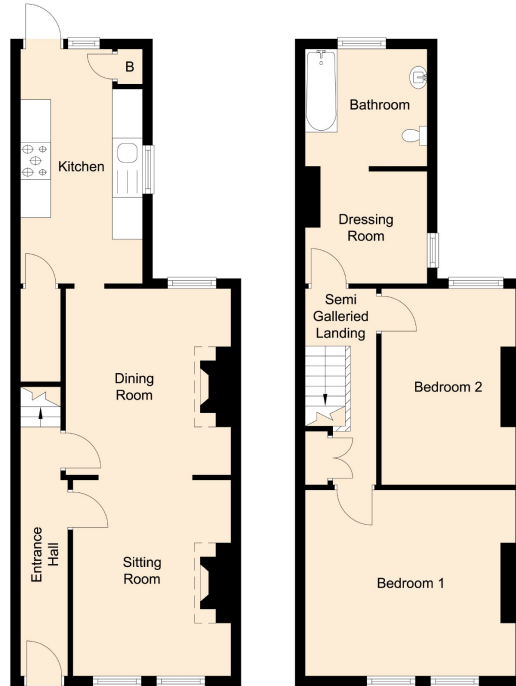
### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



Ground Floor

First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Assessments First



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	42	
(1-20)	G		84
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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