

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

114 Village Street Derby, DE23 8DF



Traditionally styled three bedroomed detached residence in enviable mature location

- Offers gas central heating and sealed unit double glazing
 - Immediate vacant possession available
- FULL planning consent to create an additional lounge, extended kitchen and two further bedrooms
 - Excellent opportunity for a family •

Price £225,000



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720

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GENERAL INFORMATION

Enjoying a mature and favoured location just off the popular Derby Ring Road, this traditionally style three bedroomed detached residence offering the benefits of gas central heating and double glazing. There is full planning consent for the erection of a two storey extension providing additional accommodation (Lounge, dining/kitchenette, two bedrooms and shower room).

The property internally enjoys entrance hall, lounge with adjacent dining area, kitchen, rear lobby providing access to the garden. To the first floor are three bedrooms and a modern bathroom. There is an easy to manage courtyard style garden to the rear, a brick built garage and side gardens laid mainly to lawn.

Please be advised that full planning consent has been granted for the erection of a two storey extension to the side of the property to provide lounge, extended kitchen and additional bedrooms.

The sale provides a good opportunity for a discerning purchaser family to acquire this traditionally styled detached residence in this ever popular mature location.

LOCATION

The property is situated adjacent to the Derby Ring Road and provides access to all major roads with swift access gained to a comprehensive range of facilities and local parks.

ACCOMMODATION

ENTRANCE HALL

With stairs to first floor off. Central heating radiator. Useful under stairs storage cupboard, which houses appliance space and plumbing for washing machine.

LOUNGE 3.58m x 3.68m (11'9" x 12'1")

With decorative coving. Central heating radiator.

DINING ROOM 3.93m x 3.65m (12'11" x 12'0")

With French door and glazed screen. Two central heating radiators.

KITCHEN 2.9m x 3.6m (9'6" x 11'10")

With inset sink unit and base cupboard beneath with mixer taps over and range of base cupboards. Range of matching drawer units with work surfaces over and tiled surrounds. Wall mounted cupboards. Inset four ring gas hob with extractor hood above and built-in electric oven. Breakfast bar. Tiled floor. Plumbing for an automatic washing machine. Central heating radiator.

REAR LOBBY

With storage cupboard off with boiler providing domestic hot water and servicing the central heating system and fridge/freezer. Door to the rear off.

CLOAKROOM

With low level WC and wash hand basin . Central heating radiator.

FIRST FLOOR



BEDROOM ONE 3.95m x 3.67m (13'0" x 12'0")
With central heating radiator.

BEDROOM TWO 3.85m x 3.5m (12'8" x 11'6")
With central heating radiator.

BEDROOM THREE 2.09m x 2.05m (6'10" x 6'9")
With central heating radiator.

FAMILY BATHROOM

With low level WC, pedestal wash hand basin and panelled bath with tiled surround and separate shower cubicle. Heated chrome towel rail. Tiled floor.

OUTSIDE

To the front of the property is a deep foregarden laid mainly to lawn and lawns to the side. To the rear is a patio / courtyard style garden.

GARAGE 4.51m x 2.97m (14'10" x 9'9")

With courtesy door to the side and up and over door to the front. There is additional car standing for two vehicles to the front of the garage.

COUNCIL TAX BAND

Derby City Council - Tax Band C

DIRECTIONAL NOTE

The approach from Derby is to proceed via the main Burton Road, at the traffic lights turn left onto the Derby Ring Road (Warwick Avenue), proceed along Warwick Avenue to the next traffic island at Stenson

Road. Take the turning right into Stenson Road, thereafter take the third turning left into Village Street where the property is situated on the left hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby Office 01332 207720 (DM/JO)



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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