

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

28 West Bank Avenue Derby, DE22 1AP



Attractive bay fronted traditional detached residence occupying a fabulous location at the bottom of West Bank Avenue close to the city centre

- Ideal family home • Fabulous location • Characterful property • Private plot • Driveway to front and further shared driveway to rear leading to large garage/workshop • Gas central heating and upvc double glazing • Entrance hall with study and ground floor shower room off • Open plan through lounge/diner • Breakfast kitchen • Three bedrooms, bathroom and separate w.c. to first floor • Pleasant rear garden
- **VIEWING ESSENTIAL** •

Price £400,000



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GENERAL INFORMATION

This is a traditional bay fronted detached residence occupying a great position at the bottom of West Bank Avenue tucked away from the main road. The property is set back behind a landscaped foregarden incorporating driveway providing ample off road parking. There is also the benefit of a shared rear driveway off Liston Drive which leads to the garage/workshop at the rear of the plot. The garden is enclosed and private featuring lawn, gravelled area, rockery and terrace/patio.

The property has upvc double and leaded glazing and gas central heating and internally comprises, porch, hallway, study/ground floor bedroom with separate shower room, through lounge with dining area and breakfast kitchen. The first floor landing leads to three bedrooms, a bathroom and a separate w.c..

LOCATION

The property's position is close to Kedleston Road and offers an excellent range of amenities on the road itself with both Markeaton Park and Darley Park within walking distance. Derby University is also a short walk away and a range of amenities can be found within the city centre. The property is also convenient for the A38 and A52.

ACCOMMODATION

ON THE GROUND FLOOR

Upvc double glazed entrance door with glazed leaded side lights providing access to:

PORCH

With panel and glazed door leading into:

HALLWAY

Radiator, staircase to first floor, understairs cloakroom and door to:

STUDY/GROUND FLOOR BEDROOM 2.56m x 2.01m (8'5" x 6'7")

(Please note this addition to the accommodation is used as a ground floor bedroom with shower room off). Radiator, telephone point, upvc double glazed and leaded window to front, concertina door to:

SHOWER ROOM 1.99m x 1.88m (6'6" x 6'2")

Fully tiled with a white suite comprising low flush w.c., vanity unit with wash hand basin, cubicle with Triton shower, radiator, upvc double glazed and leaded window to rear.

THROUGH LOUNGE/DINING ROOM

Comprising:

LOUNGE AREA 4.55m x 4.51m (14'11" x 14'10")

With feature cast iron fireplace, granite hearth and open fire grate, radiator, two radiators, fitted cupboard and shelving, upvc double glazed and leaded window to side and matching french doors and side lights to rear garden, archway to:

DINING AREA 4.24m into bay x 3.34m (13'11" into bay x 10'11")

Upvc double glazed and leaded cant bay window to front and window to side, feature fireplace, radiator.

BREAKFAST KITCHEN 5.73m x 2.33m (18'10" x 7'8")

Tiled worktop, further tiled surrounds, inset stainless



steel sink unit with mixer tap, base cupboard and drawer, space suitable for free-standing electric cooker, washing machine, tumble dryer and fridge freezer, radiator, recessed ceiling spotlighting, wall mounted boiler, upvc double glazed and leaded window to side and rear with matching door to garden.

ON THE FIRST FLOOR

LANDING

Access to loft space, radiator, feature stained glass double glazed window to front and door to:

BEDROOM ONE 4.29m into bay x 3.34m (14'1" into bay x 10'11")

Upvc double glazed and leaded bay window to front and window to side, radiator.

BEDROOM TWO 4.5m x 3.34m (14'9" x 10'11")

Radiator, fitted wardrobes, upvc double glazed and leaded window to side and rear.

BEDROOM THREE 2.35m x 2.28m (7'9" x 7'6")

Radiator, upvc double glazed and leaded window to rear.

BATHROOM

Comprising, wash hand basin, bath and airing cupboard, radiator, upvc double glazed and leaded window to side.

SEPARATE W.C.

Comprising, low flush w.c and upvc double glazed and leaded window to side.

OUTSIDE & GARDENS

A true feature of this sale is the property's "back-water location" at the bottom of West Bank Road. It is one of three properties tucked off the main road which makes for a very pleasant location. The property is set back behind a landscaped foregarden incorporating driveway for off-road parking. It also features a true benefit by way of the large detached garage to the rear of the plot, with access via a shared driveway from Liston Drive:

LARGE DETACHED GARAGE

Potential to be used as a large workshop or turned into a home office/study/gym.

The rear garden features a gravelled section, raised rockery borders, lawn centre piece with blossom tree and patio. The well established garden offers an excellent degree of privacy.

COUNCIL TAX BAND

Derby City - E.

DIRECTIONAL NOTE

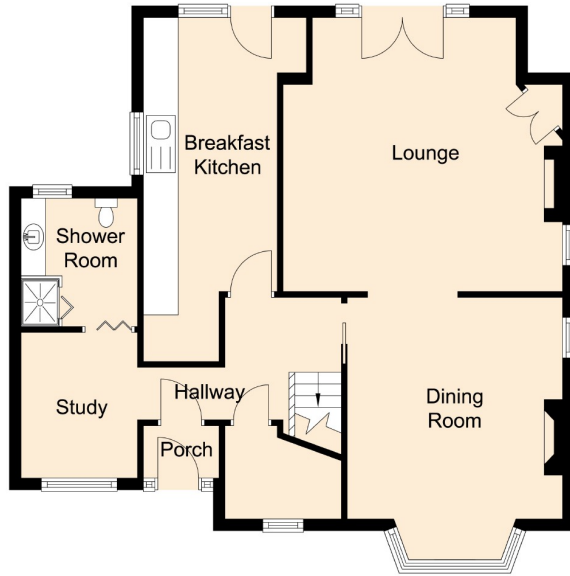
From our Derby office proceed out of town heading north along the main A6 bearing left onto Kedleston Road and right into Wheeldon Avenue. As the road bends around to meet West Bank Road there is a small lane leading to these three properties and number 28 being one of them.

VIEWING

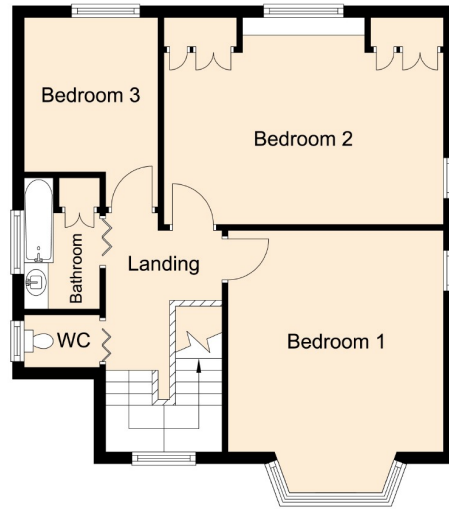
Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



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



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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