

# Kedleston Road

Derby, DE22 2NG

John   
German









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£650,000

Lovely spacious accommodation perfect for a large family, full of character with plenty of potential to upgrade and modernise. Set in the middle of a large plot with lovely mature gardens to the front and rear, extensive parking and two separate garages.



Located on the edge of Allestree with great access to local schools, university, parks, pubs and restaurants and shops within walking distance. Good local bus service into the centre of Derby and easy access to A38/A52/A50/M1.

Entrance to the property is via an arched entrance porch with glazed double doors with a hardwood entrance door opening into a spacious hallway. The entrance hall has stairs rising to the first floor and stripped wood doors leading off to the ground floor living spaces.

Located off the entrance hall is the guest cloak/WC with steps leading down to a two piece suite comprising low flush WC and vanity wash basin with storage beneath, uPVC double glazed window to the front, full height ceramic tiling and central heating radiator.

The main sitting room is located at the front of the property with double aspect uPVC double glazed windows, coved ceiling, radiator, tiled fireplace, and steel double doors with matching windows leading through into a large family room with lovely uPVC double glazed picture windows looking out over the rear garden and large matching patio doors opening out onto the rear patio, central heating radiator.

The kitchen is fitted with an extensive range of pine units with a built-in dresser unit at one end, granite worktops, twin stainless steel sink units, space for appliances, plenty of space for a breakfast table, tiled walls, central heating radiator, uPVC double glazed window overlooking the rear patio and uPVC double glazed stable door.

Off the kitchen is a laundry room with plumbing for a washing machine, a wall mounted gas boiler and uPVC double glazed window to the rear.

To the side is an entrance lobby with arched glazed double doors leading off the driveway and leading to a "gardeners" WC and opposite that there is a useful freezer/storage room.

Completing the ground floor accommodation is a spacious formal dining room with a uPVC double glazed bay window and matching side window with views over the front garden and driveway, inset living flame effect gas fire and central heating radiator.

A three quarter turn staircase with a uPVC double glazed window overlooking the front elevation leads to a central landing with doors leading off to the bedrooms, main bathroom and a separate WC. The bathroom is fitted with a three piece suite comprising panelled bath, pedestal wash basin and a bidet, extensive tiling, uPVC double glazed window and a central heating radiator. There is also a deep walk-in airing/linen cupboard.

The master bedroom is a lovely big room with double aspect uPVC double glazed windows, central heating and a full range of fitted bedroom furniture. The bedroom leads onto a lovely dressing room or private sitting room with double aspect windows and a central heating radiator.

The en-suite bathroom is fitted with a full four piece suite comprising low flush WC, pedestal wash basin, panelled bath and a separate shower enclosure, full height ceramic tiling, central heating radiator and uPVC double glazed windows to front and rear.

There are three further well proportioned bedrooms with uPVC double glazed windows and central heating. Outside the property is set in an elevated location well back from the road behind a mature lawned front garden with herbaceous borders and mature trees. The driveway provides extensive parking and turning space with single garages located on either side of the property.

The rear garden is extensive and enjoys a good degree of privacy. Adjacent to the rear of the property is a spacious paved patio area with gated access off the driveway. Steps lead up to a raised lawn with well stocked borders providing year-round interest and colour. To the rear is a manicured privet hedge with an archway leading through to the vegetable garden which has a greenhouse and potting sheds along with fruit trees, fruit cages and vegetable plots all of which require a bit of work to return their best.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & two garages

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/19082024

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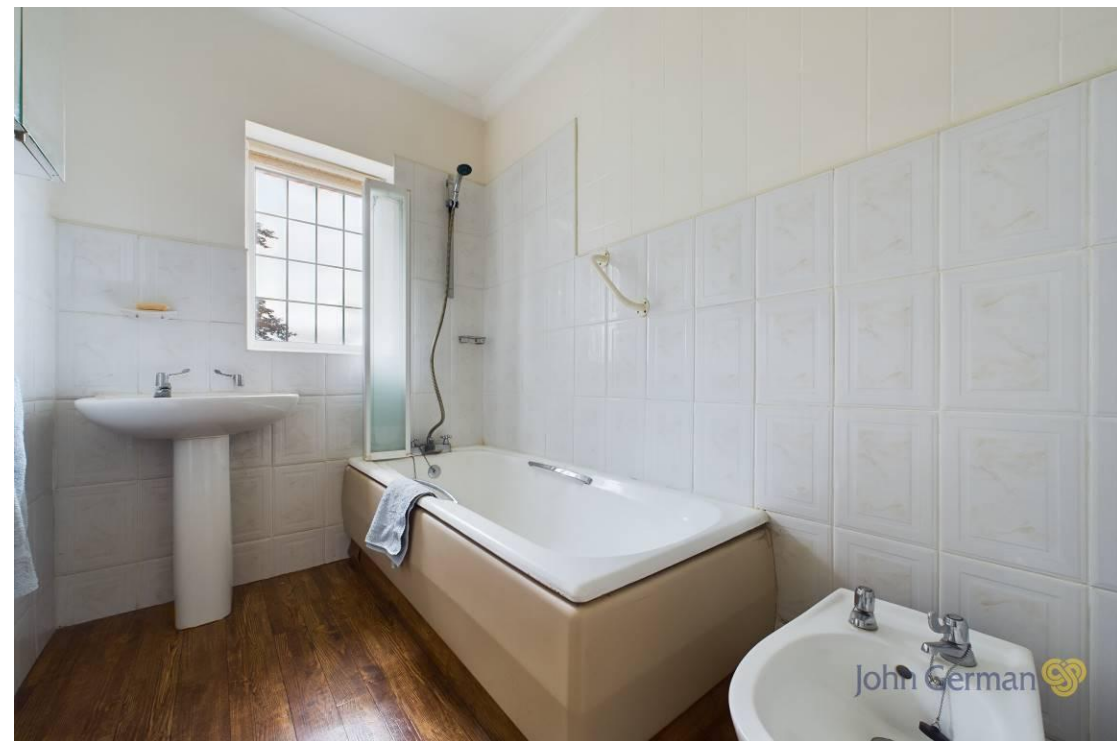
















Ground Floor



Floor 1

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

1803.49 ft<sup>2</sup>

167.55 m<sup>2</sup>

Reduced headroom

4.74 ft<sup>2</sup>

0.44 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Agents' Notes**

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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