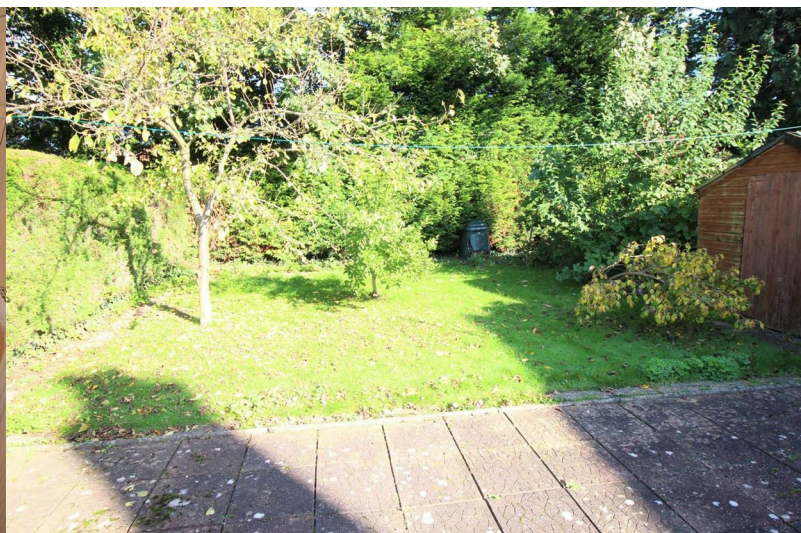




24 Trowels Lane

, Derby, DE22 3LS

Reduced To £239,950



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DIRECTIONS

Leave Derby city centre along Uttoxeter New Road and turn right onto Trowels Lane, the property is situated on the right hand side clearly identified by our "For Sale" board.

Situated in the heart of Derby, close to the vibrant city centre and the Royal Derby Hospital, this is a well appointed four bedroom detached house which benefits from gas central heating, double glazing, driveway, garage and gardens.

Situated in a highly sought after and convenient location close to the city centre of Derby, this is an ideal opportunity to acquire an attractive double fronted traditional Dormer bungalow with generous proportions offering spacious and versatile accommodation.

Internally the accommodation briefly comprises entrance porch, entrance hallway, lounge, kitchen/diner, utility room, rear lobby, downstairs toilet, sun room, additional downstairs shower room and two bedrooms to the ground floor. (A particular feature of the property is that one of the bedrooms could be used as a dining room if required.) A staircase leads to two further bedrooms on the first floor where there is an additional toilet.

Outside the property benefits from a generous garden to the rear which is overlooked by a patio area and to the front there is a further garden and a driveway leading to a garage.

Trowels Lane is a much sought after residential location, within the heart of the city of Derby and the house benefits from being a short walk/bus ride away from the city centre. The ring road is within easy reach giving onward travel to the A58, A52 and M1 corridor.

This sale represents an ideal opportunity to acquire a large house which should be viewed to be fully appreciated.

ACCOMMODATION

ENTRANCE PORCH

With double glazed door to the front elevation with obscured glass inset and double half glazed crescent window over. Wall mounted alarm controls and glazed door to the main hallway.

ENTRANCE HALL

Spacious entrance hallway with storage cupboard, coving, radiator and door to:

LOUNGE

15'5" x 11'5" (4.70 x 3.48)
(Measurement taken into the bay window)

With walk in bay window overlooking the front elevation, two side elevation double glazed windows, radiator, feature fireplace with decorative surround, marble hearth and background with inset living flame gas fire.

KITCHEN/DINER

15'8" x 9'0" (4.78 x 2.74)
Neatly fitted with a range of quality work surface/preparation areas, wall and base cupboards incorporating a half bowl stainless steel sink and drainer with mixer tap, integral electric oven and grill, integral four ring ceramic hob with extractor hood over, integral dishwasher, integral fridge, integral freezer, space for breakfast table. The room has windows overlooking the side and rear elevation, laminate floor, coving, fan and light system, stairs raising to the first floor with under stairs storage, radiator and door to:

REAR LOBBY

Useful room, situated at the rear of the property which gives access to the garden complimented by a double glazed window, additional rear elevation double glazed window, radiator and door to:

DOWNSTAIRS WC

With low level WC, side elevation double glazed window with obscure glass, tiled floor and tiling to the walls.

UTILITY ROOM

5'4" x 4'2" (1.63 x 1.27)
With stainless steel sink and drainer, wall mounted gas central heating boiler providing domestic hot water and central heating, meter cupboard and rear elevation double glazed window with tiled window sill.

BEDROOM ONE

15'7" x 11'1" (4.75 x 3.38)
(Measurement taken onto bay window)

With walk in double glazed bay window overlooking the front elevation, coving and two radiators.

BEDROOM TWO/DINING ROOM

13'4" x 11'0" (4.06 x 3.35)
This particularly versatile room, located at the rear of the

house has a variety of uses and can actually be self contained from the rest of the property, making it ideal for a dependant relative/teenager. The room has a double glazed window providing access to the sun room, rear elevation double glazed floor to ceiling window, coving and radiator.

SUN ROOM

11'7" x 8'4" (3.53 x 2.54)

With double glazed window providing access to rear garden, two rear elevation double glazed windows, storage cupboard with additional storage over coving, radiator and door to:

SHOWER ROOM

With low level WC, wash hand basin and separate shower cubicle with shower over and tiled surround. Complimentary tiling, rear elevation double glazed window with obscured glass and tiled sill and radiator.

DOWNSTAIRS FAMILY SHOWER ROOM

8'5" x 5'6" (2.57 x 1.68)

With four piece suite comprising a low level WC, pedestal wash hand basin, bidet with mixer tap and separate large shower cubicle with shower, tiled surround with glass screen, side elevation double glazed window with obscure glass and tiled sill. The room has tiling to the walls, coving and radiator.

TO THE FIRST FLOOR

LANDING

With access to loft, double glazed skylight overlooking the rear elevation. Door leading to:

BEDROOM THREE

16'7" x 11'3" (5.05 x 3.43)

(Restricted headroom in parts)

With double glazed Dormer style window overlooking the rear elevation, under eave storage and radiator.

BEDROOM FOUR

16'4" x 10'11" (4.98 x 3.33)

(Restricted headroom in parts)

With double glazed skylight overlooking the rear elevation, under eave storage and radiator.

TOILET

With low level WC, wash hand basin, under eave storage, front elevation double glazed skylight and radiator.

OUTSIDE

The property benefits from a generous plot and to the rear there is a patio area which overlooks a lawn garden with a range of mature trees. To the front of the property there is gated access to the front garden and a narrow driveway leading to a:

GARAGE

Which has an up and over door and side elevation door leading to the rear garden. Side elevation window, power and light.



Road Map



Hybrid Map



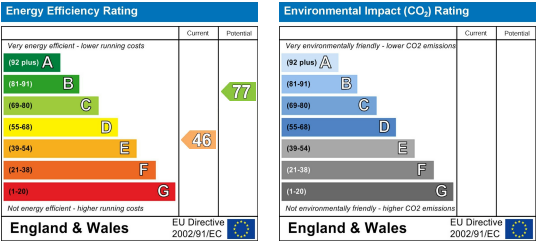
Terrain Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.