

Crown Street, Derby
Offers in excess of £130,000



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Arguably the best example of its type to be brought to the market. This stunning palisaded period home has been the subject of a comprehensive upgrade to offer immense charm and character coupled with all of the trappings of modern living. Gas centrally heated and UPVC double glazed throughout, this impressive high specification property briefly comprises; entrance porch and reception hall boasting the original Minton tiled floor, sitting room, well equipped dining kitchen with an array of integrated appliances, cellar. On the first floor a landing leads to two double bedrooms and delightful contemporary shower room. Outside is a low maintenance 'cottage style' rear garden. Early viewing is considered essential.

Recessed Entrance Porch

With composite and opaque double glazed regency style entrance door and feature Minton tiled floor.

Reception Hall



Having feature original timber entrance door with stain and leaded light opaque glass, feature original Minton tiled floor, radiator, dado rail, ornate coving, ceiling rose, ornamental arch and staircase to first floor.



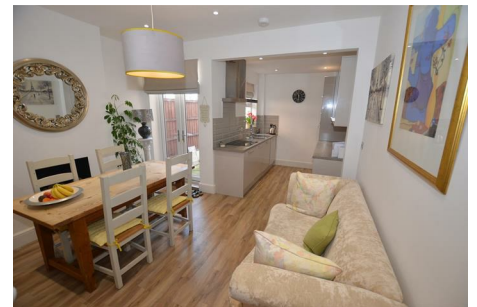
Sitting Room 11'3" x 9'4" (3.43m x 2.84m)



Having television and media connection points, radiator, dado rail, ornate coving and ceiling rose and UPVC double glazed sash style window to front aspect.



Dining Kitchen 19'8" x 12'9" (6.01 x 3.91)



Superbly refitted to provide a full range of light grey high gloss soft close fitted wall, base and drawer units with granite effect laminated working surfaces, inset black glass four ring induction hob with electric oven and grill, together with a built in microwave, integrated larder fridge, freezer, dish washer and washing machine, complimentary polished ceramic tiled splash backs with contrasting bleached oak effect laminate floor, radiator, door to cellar, UPVC double glazed window to side aspect and UPVC double glazed french doors to rear garden.

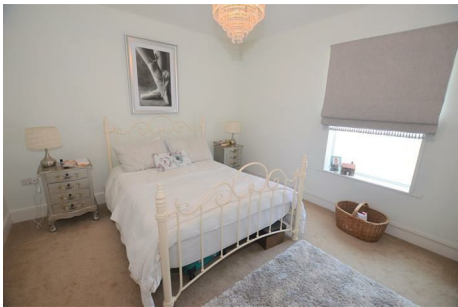
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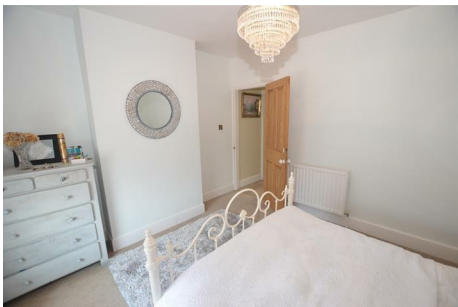
First Floor Landing

With original sky light giving access to roof space.

Bedroom One 12'10" x 11'2" (3.91m x 3.40m)



Having double radiator and UPVC double glazed window to front aspect.



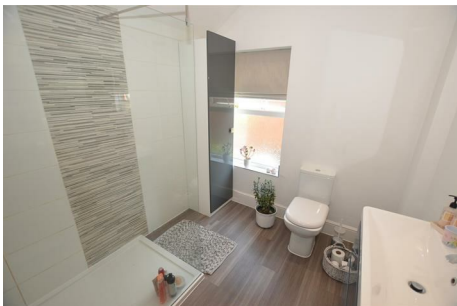
Bedroom Two 12'11" x 11'4" (3.94 x 3.47)



Having recessed full height storage cupboard together with built in wardrobes, radiator and UPVC double glazed window to rear aspect.



Shower Room



Having modern contemporary white three piece suite comprising; low centre flush w c , floating wall mounted wash hand basin with grey high gloss vanity unit and walk in shower with feature fixed head

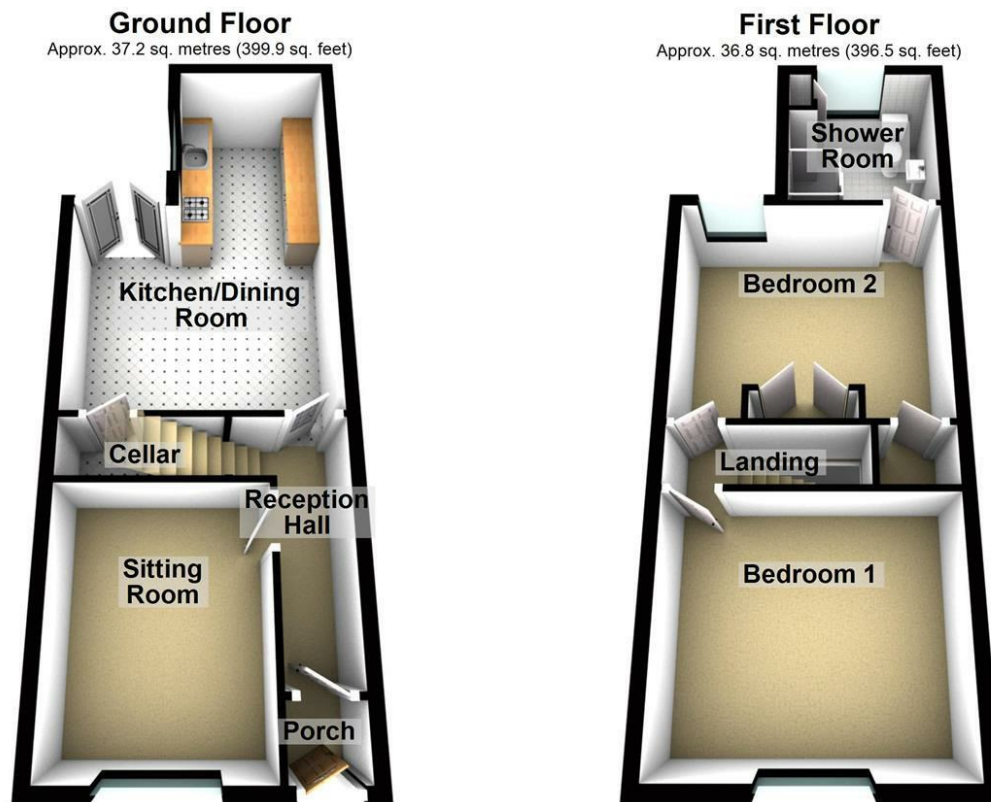
mains fed drench shower together with handheld shower attachment, complimentary ceramic part tiled walls with contrasting laminated wood effect floor, grey powder coated heated towel rail, built in storage cupboard (housing the Ideal Logic wall mounted combination gas boiler providing instant domestic hot water and gas central heating), ceiling halogen down lighters, extractor fan and UPVC opaque double glazed window to rear aspect.

Outside

The rear garden is enclosed by close panel fencing together with brick walling and laid to a low maintenance design with Cotswold style patio, raised brick planters, brick outbuilding, gated rear access, cold water tap, electric point and security lighting.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(12 plus) A		89	(92 plus) A		90
(81-91) B			(81-91) B		
(69-80) C		69	(69-80) C		
(55-68) D			(55-68) D		68
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Total area: approx. 74.0 sq. metres (796.4 sq. feet)