



72 Park Grove, Derby, DE22 1HF

£415,000



A magnificent and greatly improved extended home in the highly sought after "Six Streets" area. The four bedroom traditional property features a superb loft conversion principal bedroom with walk-in wardrobe and en-suite, extended living dining kitchen and with potential for off road parking to the rear.



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The tastefully presented gas centrally heated accommodation comprises, entrance vestibule, formal hallway with access to a two compartment cellar, bay window lounge also with log burning stove, superb extended open plan living dining kitchen with French doors, Velux windows and snug area off, utility room with WC.

To the first floor there are three double bedrooms and bathroom with freestanding slipper bath and separate shower, a study/lobby area leads to the principal bedroom on the second floor being particularly spacious having a rear facing dormer window, walk-in wardrobe and en-suite.

Externally there is walled forecourt and gated rear access. The rear garden is particularly pleasant with a paved patio, lawn, planted borders, second patio and shed. Also within the garden are various fruit trees including Plum, Apple and Pear.

There is potential to create off street parking, as many neighbours have to the rear, accessed from Bank Court off Wheeldon Avenue.

Park Grove is part of the strong community spirited area known locally as "The Six Streets" with good local facilities including a reputable primary school, grocery store, cafe, popular public houses and with ease of

access to the splendid parks of Darley and Markeaton, the city centre and main campus of the University of Derby.

An excellent family friendly location.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Entering the property through an attractive composite and glazed front door, Minton tiled floor, coat hanging, original stained glass door into:

HALLWAY

A beautiful formal hallway having a continuation of the Minton tiled floor and window over, archway detail and moulded cornices, stairs to the first floor, access to cellar, column radiator.

CELLAR

In two compartments with power and light.

The main large area (13 x 12 10) provides excellent storage.

LOUNGE

16' into bay x 12'9" (4.88m into bay x 3.89m)

A beautiful formal room enjoying a square bay window with replacement double glazed sash windows with half shutters, fitted storage cabinetry around a central fireplace with inset log burning stove and marble

hearth, media connections, picture rail and ceiling cornices, double radiator.

UTILITY ROOM AND CLOAKROOM WC

A brilliant addition to the home providing practical space for a washing machine and additional appliance, wooden work surface and sink, low level WC, wooden flooring, drying rack, extractor fan, radiator.

LIVING DINING KITCHEN

20'6" x 15'9" (6.25m x 4.80m)

A magnificent open plan space having been extended to the side that now provides ample space for a large dining table and island, tiled floor throughout.

The kitchen is appointed with a range of bespoke fitted and hand painted cupboards and drawers with solid wooden work surfaces, deep twin Belfast style sink and tiled splashback, Rangemaster cooker with multiple ovens, gas hobs and extractor fan all neatly recessed into a chimney breast, further original fitted cupboards, tall column and second radiator, UPVC double glazed

French doors to garden, rear window and three Velux windows allow for plenty of natural light.

SNUG AREA

11'1" x 9'2" (3.38m x 2.79m)

Off the kitchen is a cosy snug area with wooden flooring, built-in shelving, media connections, radiator.

FIRST FIRST

LANDING

Traditional landing area with wooden handrail and spindles, built-in cupboard and store area.

BEDROOM TWO

16' x 11'6" (4.88m x 3.51m)

This large double bedroom is at the front of the house featuring a square walk-in bay double glazed bay window with ample space for all bedroom furniture, feature fireplace, picture rail, radiator.



BEDROOM THREE

13'9" x 11'1" (4.19m x 3.38m)

This large double bedroom is positioned to the middle of the house with ample space for all bedroom furniture, a rear facing double glazed sash window overlooks the side extension and garden, feature fireplace, picture rail, radiator.

BEDROOM FOUR

10'8" x 10' (3.25m x 3.05m)

Positioned to the rear of the house, this bedroom enjoys a double glazed sash window with a pleasant aspect over the garden, feature fireplace, radiator.

BATHROOM

9'6" x 6'10" (2.90m x 2.08m)

Appointed with a deep slipper bath with handheld shower attachment and a separate deep walk-in shower with mains chrome overhead shower, tiled surrounds, spotlights and extractor fan, wash basin and WC, side window, column radiator.

LOBBY/STUDY

8'9" x 5'4" (2.67m x 1.63m)

With door from the landing, space for a desk, front facing double glazed sash window, stairs to the second floor, radiator.

SECOND FLOOR

BEDROOM ONE

21'9" x 12'1" (6.63m x 3.68m)

The principal bedroom suite is highly impressive and particularly spacious benefitting from a rear dormer window and two front Velux windows, eaves and loft storage points, plentiful space for bedroom furniture, column radiator.

WALK IN WARDROBE

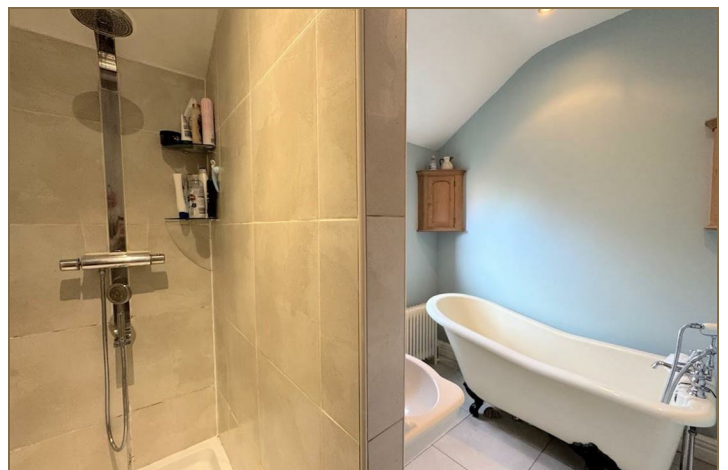
7'3" x 3'10" (2.21m x 1.17m)

With a plentiful range of fitted hanging rails and shelving.

EN-SUITE

8'10" x 3'10" (2.69m x 1.17m)

Smartly appointed with a large shower cubicle with electric shower, glazed screen

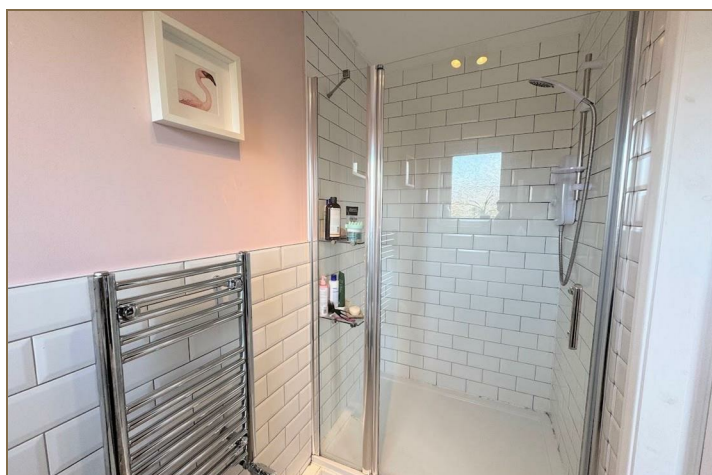


door and tiled walls, wash basin and WC, UPVC double glazed window, extractor fan and chrome towel radiator.

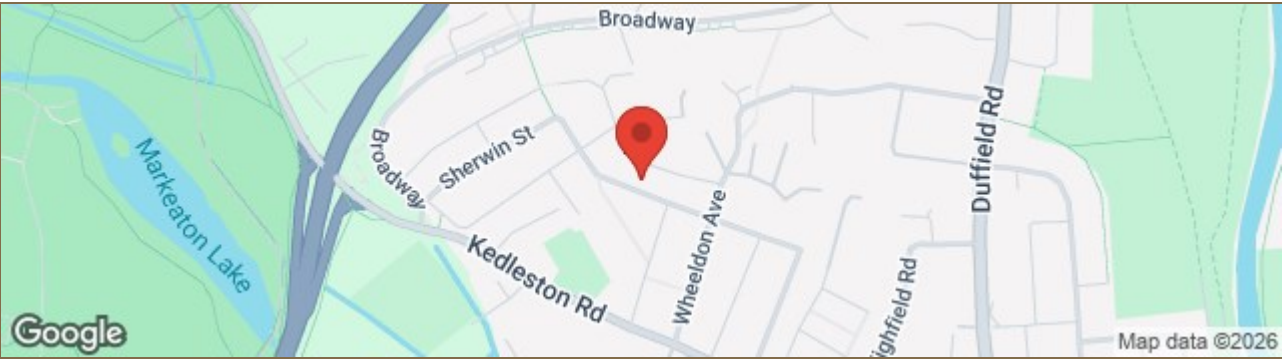
GARDEN

Externally there is walled forecourt and gated rear access. The rear garden is particularly pleasant with a paved patio, lawn, planted borders, second patio and shed. Also within the garden are various fruit trees including Plum, Apple and Pear.

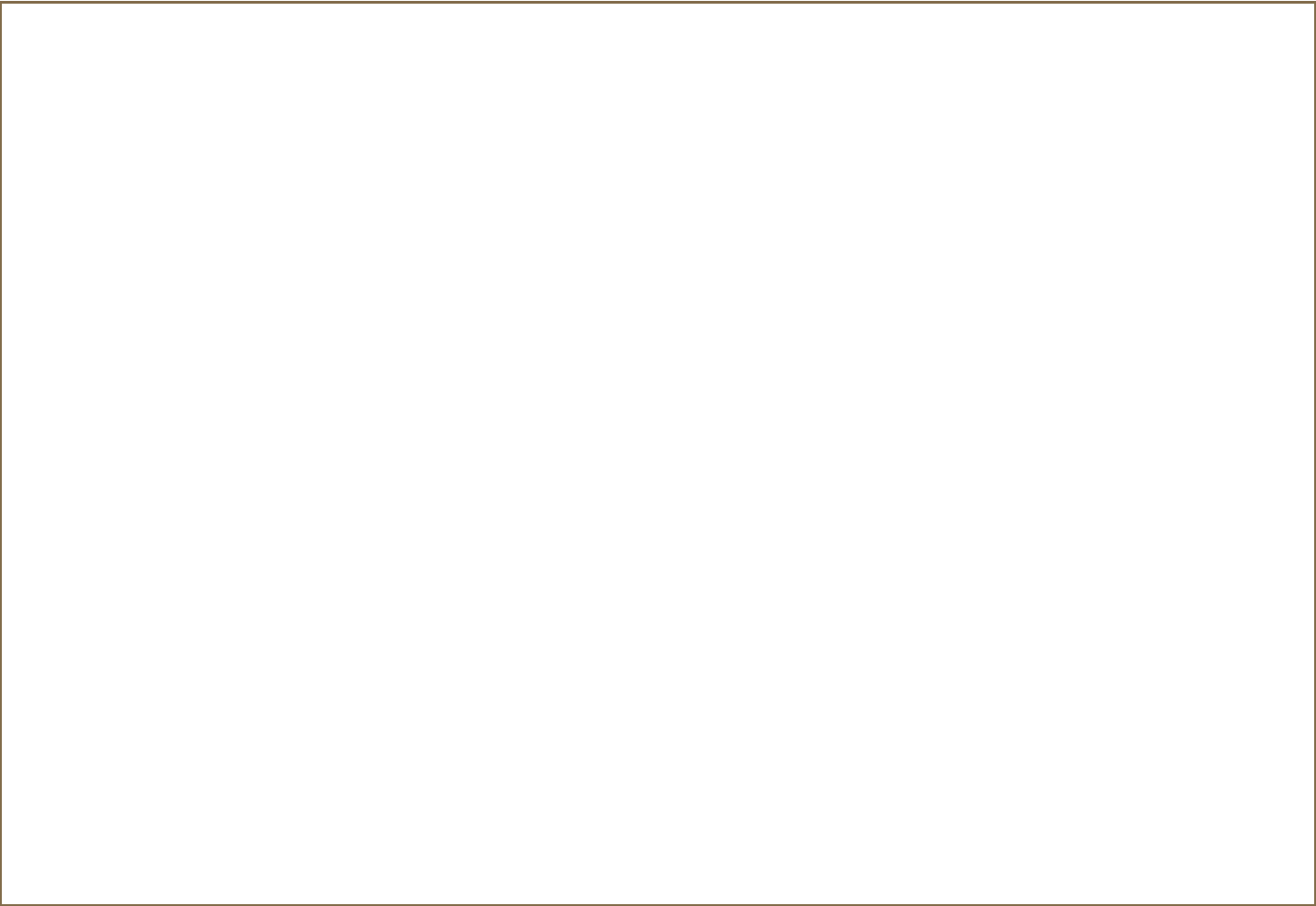
There is potential to create off street parking, as many neighbours have to the rear, accessed from Bank Court off Wheeldon Avenue.



Road Map



Floor Plan



Viewing

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

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Energy Efficiency Graph

