



41 Sherwin Street, Derby, Derbyshire, DE22 1GP

£219,950



Situated in the heart of Derby, within walking distance of the city centre and university, this is a refurbished four bedroom terraced home which benefits from gas central heating, double glazing and garden to the rear.



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The current vendors have spent considerable time and effort in the presentation of this convenient home which in brief comprises an entrance hall with staircase leading to the first floor, lounge, dining room and kitchen with integrated appliances and ground floor cloakroom. To the first floor are four good sized bedrooms and a recently refitted bathroom with shower over the bath.

Outside the property benefits from a garden to the rear which comprises a yard with steps leading to a decked patio area and borders. On street permit parking to the front.

Sherwin Street is brilliantly located for ease of access to the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The property is within walking distance of the university and both Markeaton Park and Darley Park are found close by.

This well presented property, in the heart of the city should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with tiled floor, radiator and staircase leading to the first floor.

LOUNGE

11'7" x 11'4" (3.53m x 3.45m)

With double glazed window to the front elevation, radiator, wall mounted remote controlled electric fire and laminate floor.

DINING ROOM

12' x 11'8" (3.66m x 3.56m)

With double glazed window to the rear elevation, radiator, decorative feature fire place and laminate floor.

KITCHEN

15' x 6'5" (4.57m x 1.96m)

With a range of work surface/preparation areas, wall and base cupboards, an integrated electric oven, electric hob and shaped extractor over. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the side elevation and there is complimentary tiling, radiator and understairs storage cupboard. Access to:

GROUND FLOOR CLOAKROOM

With low level WC and wash hand basin.

TO THE FIRST FLOOR

LANDING

Leads off to:

FRONT BEDROOM ONE

11'4" x 11'8" (3.45m x 3.56m)

With double glazed window to the front elevation, radiator, decorative feature fireplace and laminate floor.

BEDROOM TWO

12'3" x 6'9" (3.73m x 2.06m)

With radiator and laminate floor.

BEDROOM THREE

8'4" x 11'8" (2.54m x 3.56m)

With double glazed window, radiator, decorative feature fireplace and laminate floor.

BEDROOM FOUR

10'6" x 9'7" (3.20m x 2.92m)

With double glazed window, radiator, large storage cupboard and laminate floor.

BATHROOM

9'2" x 6'5" (2.79m x 1.96m)

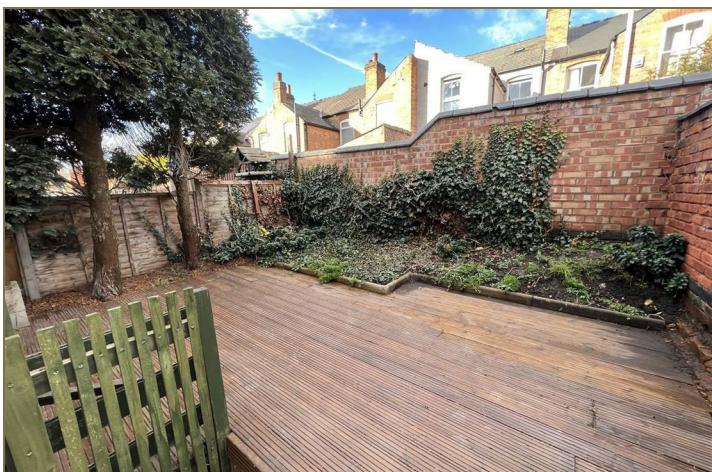
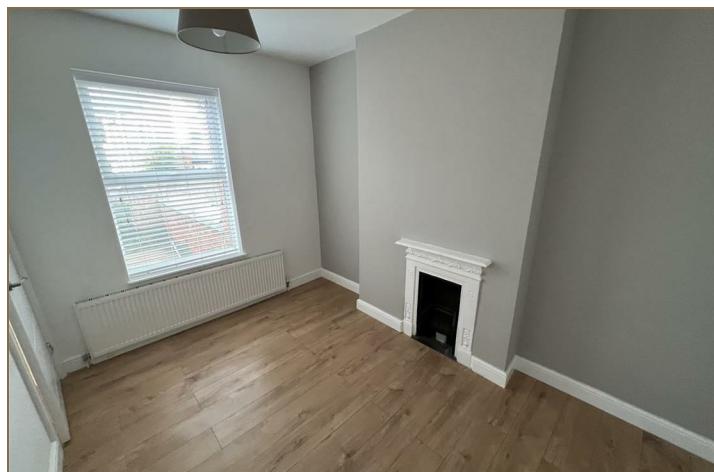
With low level WC, pedestal wash hand basin and bath with shower over the bath and complimentary tiling.

OUTSIDE

The property benefits from a garden area to the rear which has a yard area with steps leading up to a decked patio area and borders. On street permit parking to the front.

PLEASE NOTE

Prospective purchasers should be aware that some internal alterations have been completed at the property during the time that it has been owned by the current vendor. The alterations may have been undertaken without the relevant planning/building regulation approval and this would need to be further investigated if it is of particular concern to the purchaser.



Road Map



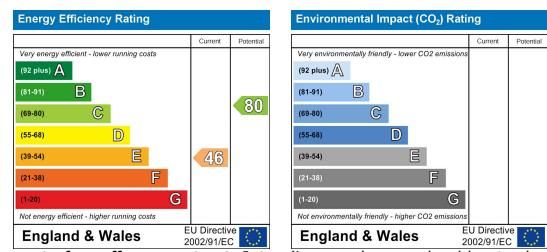
Viewing

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

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Energy Efficiency Graph



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