

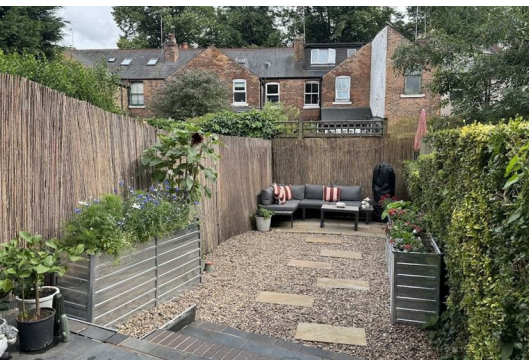


## 44 Camp Street, Derby, DE1 3SD

**Offers Over £210,000**



A beautifully presented two bedroom terraced property with a quality kitchen and bathroom enjoying a pedestrianised frontage in this sought after leafy area adjoining the city centre and several parks.



# 44 Camp Street, Derby, DE1 3SD

**Offers Over £210,000**



## DIRECTIONS

The property is best approached from Mansfield Road, turning left at the island onto Old Chester Road, first left into Kirk Street which leads into Camp Street.

Viewers are advised to observe local parking restrictions. There are time-limited free parking spaces available on Mansfield Road.

The gas centrally heated accommodation has quality joinery throughout including replacement skirting, storage and display cabinets as well as a feature staircase. The beautifully presented accommodation comprises, formal lounge with twin sash windows, inner lobby with useful store, dining room with feature staircase, open plan access into a long fitted kitchen with French doors, finally a cloakroom WC. To the first floor there is the main bedroom with fitted wardrobes and front facing window with a pleasant outlook, second bedroom with raised bulkhead (formally having a day bed on top) and a superbly appointed bathroom with a white three piece suite and fitted cabinetry.

Externally the property enjoys a pedestrianised front position with pavement and lawn. The rear garden is delightfully landscaped with a blue brick patio and gate to the front, gravelled floor covering with inset

pavers and a seating area at the foot of the garden, enclosed by fence and hedges borders, raised planters and tap. Street parking is available requiring a residents permit from Derby City Council.

Chester Green is a popular residential location adjoining the city centre and connected by a pleasant riverside walk. Locally there is a convenient store, popular public houses, numerous open green spaces including Darley fields, Darley Park and Chester Green.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

12' x 11'5" (3.66m x 3.48m)

A charming formal lounge with twin front facing original sash windows and timber panelled front door, wooden flooring, beautifully fitted oak shelves and cabinets, media connections and radiator.

#### DINING ROOM

11'10" x 11'2" (3.61m x 3.40m)

Featuring an attractive staircase rising to the first floor with useful storage area beneath, radiator, ample space for a dining table and chairs, fitted into the chimney breast is an oak storage and display cabinet, open plan access into:

## KITCHEN

16' x 5'11" (4.88m x 1.80m)

A far larger than average fitted kitchen with a range of wall, base, display and tall larder units with contrasting cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, double electric oven, five burner gas hob with extractor fan over, integrated fridge freezer and dishwasher, space for a washing machine, vinyl flooring, UPVC double glazed side window, French doors lead into the garden, vertical designer radiator and inset ceiling downlighters.

## WC

Low level WC and wash basin, UPVC double glazed window and electric chrome towel radiator.

## FIRST FLOOR

## LANDING

Passaged with independent access to all first

floor rooms, radiator and with access to a large loft area suitable for conversion subject to the necessary building regulation approval.

## BEDROOM ONE

12' x 11'5" (3.66m x 3.48m)

Having a beautiful bank of fitted wardrobes with matching cupboard and shoe store, a large original sash window allows for plenty of natural light and offers a pleasant aspect over the attractive frontage, feature fireplace and radiator.

## BEDROOM TWO

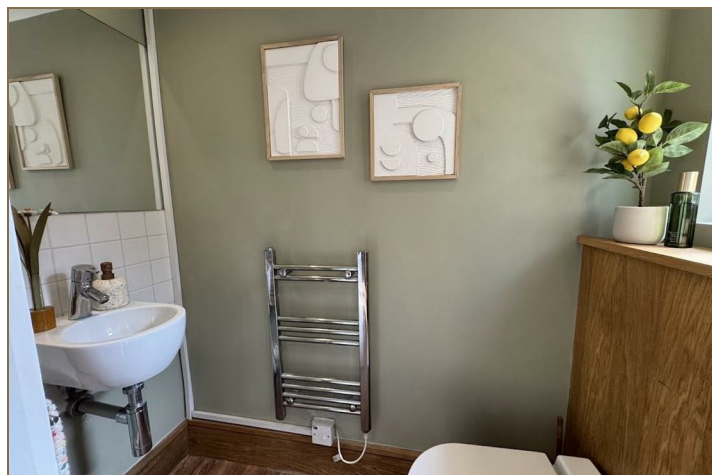
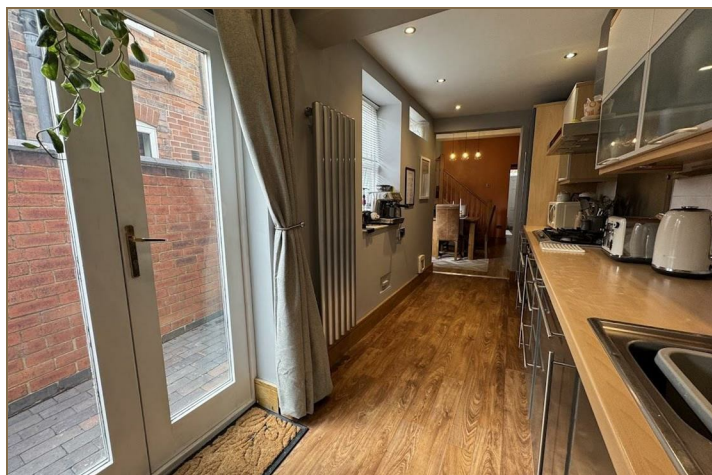
7'11" x 15'1" (2.13m '3.35m x 4.60m)

Having a raised fixed platform suitable as a bed base, rear facing UPVC double glazed window, feature fireplace and radiator.

## BATHROOM

9' x 6'5" (2.74m x 1.96m)

Beautifully appointed with a further fitted range of oak furniture comprising a vanity unit with wash basin sat above, WC with



concealed cistern and combination boiler, paneled bath with mains shower over and screen, UPVC double glazed window, vertical designer radiator, tiled floor and extractor fan.

## OUTSIDE

Externally the property enjoys a pedestrianised front position with pavement and lawn. The rear garden is delightfully landscaped with a blue brick patio and gate to the front, gravelled floor covering with inset pavers and a seating area at the foot of the garden, enclosed by fence and hedges borders, raised planters and tap. Street parking is available requiring a residents permit from Derby City Council.

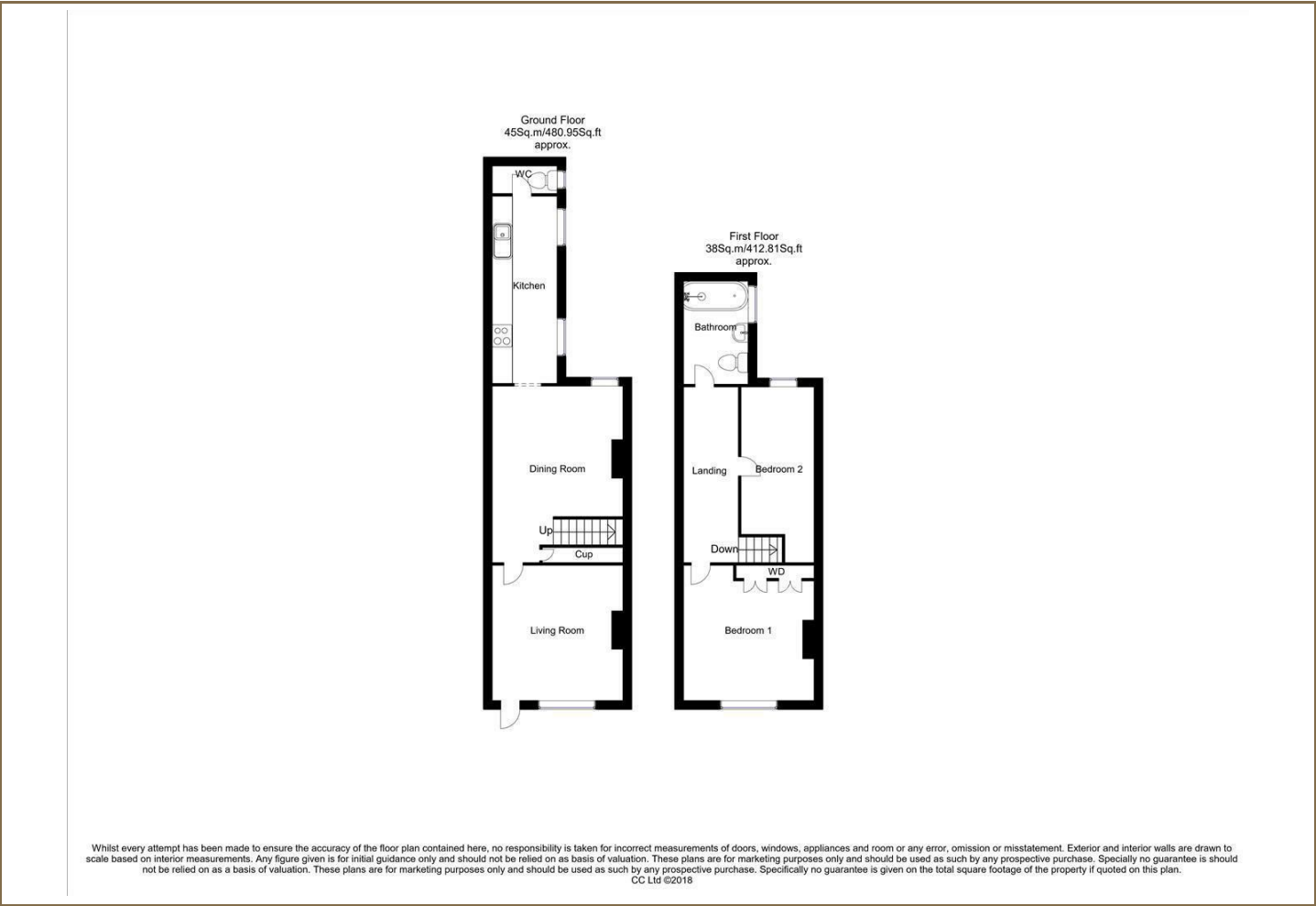




## Road Map



## Floor Plan

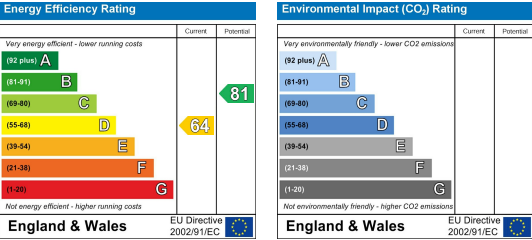


## Viewing

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



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Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)