



83 Sherwin Street, Derby, DE22 1GP

£199,950



Situated in the heart of Derby, this is a beautifully presented and much improved three bedroom semi detached property which occupies a convenient and much favored residential position close to Derby city centre, University and Markeaton park.



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DIRECTIONS

Leave Derby city centre via Kedleston Road and turn right onto Broadway opposite the Jonty Farmer public house. Turn right again onto Sherwin Street where the property can be found towards the top of the street on the left hand side.

The current vendor has spent considerable time and effort in the presentation of this delightful home which benefits from gas central heating and double glazing. Internally the accommodation extends to a lounge with feature fireplace, inner lobby with under stairs storage cupboard, dining room and access to a kitchen which has been refitted to include integrated appliances and access to the rear. To the first floor are two double bedrooms and a family bathroom with shower and a further staircase leads to the main attic bedroom which has an en-suite shower room.

Outside the property boasts a garden to the rear and to the front there is on street permit parking and shared access to the rear via the side of the house.

The property is situated in the ever popular Kedleston Road area of the city with ease of access to the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The property is a short walk from the University of Derby and the Markeaton park and the delightful Darley Park is only a short walk away. The house has ease of access to the ring road giving onward travel to the A50, A52 and M1 motorway.

ACCOMMODATION

Entering the property through front door into:

LOUNGE

11'4" x 11'3" (3.45m x 3.43m)

Neatly presented with a double glazed window overlooking the front elevation, double radiator, laminate flooring, decorative feature fireplace, open shelving on either side of the fireplace and smoke alarm.

INNER LOBBY

With tiled floor running through to the dining room and useful under stairs storage cupboard with coat hanging space.

DINING ROOM

11'3" x 12'2" (3.43m x 3.71m)

With double glazed window to the rear elevation, double radiator, TV point, open shelving and feature fireplace with brick archway enclosing a log burning stove. Staircase to the first floor.

KITCHEN

16'7" x 6'2" max measurement (5.05m x 1.88m max measurement)

Refitted to include a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, hob and extractor over. The kitchen has a stainless steel sink unit beneath a double glazed window overlooking the side elevation and there is space for a freestanding fridge freezer, space for a dishwasher, double glazed door to the rear elevation, further double glazed window, fold down breakfast bar with space for stools

beneath, space for washing machine, Velux style window and panel radiator.

TO THE FIRST FLOOR

LANDING

With radiator.

BEDROOM TWO

11'4" x 8'6" (3.45m x 2.59m)

With double glazed window to the front elevation, radiator, clothes hanging space and decorative feature fireplace with tiled hearth.

BEDROOM THREE

12'2" x 8'5" (3.71m x 2.57m)

With double glazed window to the rear elevation, decorative feature fireplace and double radiator.

FAMILY BATHROOM

6'3" x 9' (1.91m x 2.74m)

With low level WC, pedestal wash hand basin and shaped bath with shower over, frosted double glazed window and radiator.

A staircase leads from the landing to:

ATTIC BEDROOM ONE

17'2" x 9'8" max measurement (5.23m x 2.95m max measurement)

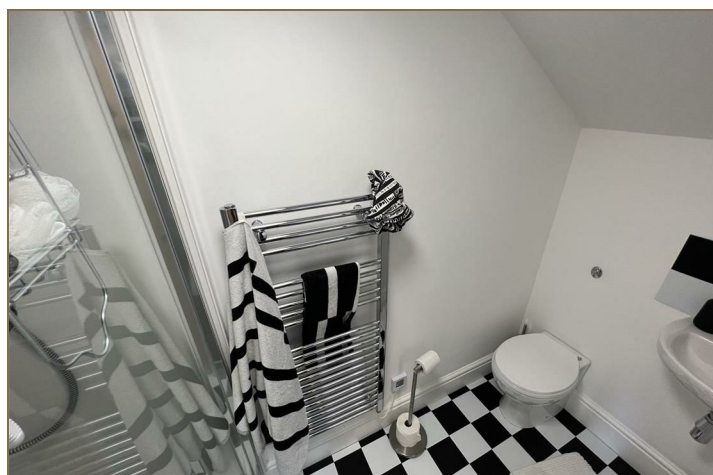
At the very top of the house is a superb attic bedroom which has been recently converted to offer exceptional accommodation. the room has a double glazed window, radiator, useful under eaves storage and smoke alarm.

EN-SUITE SHOWER ROOM

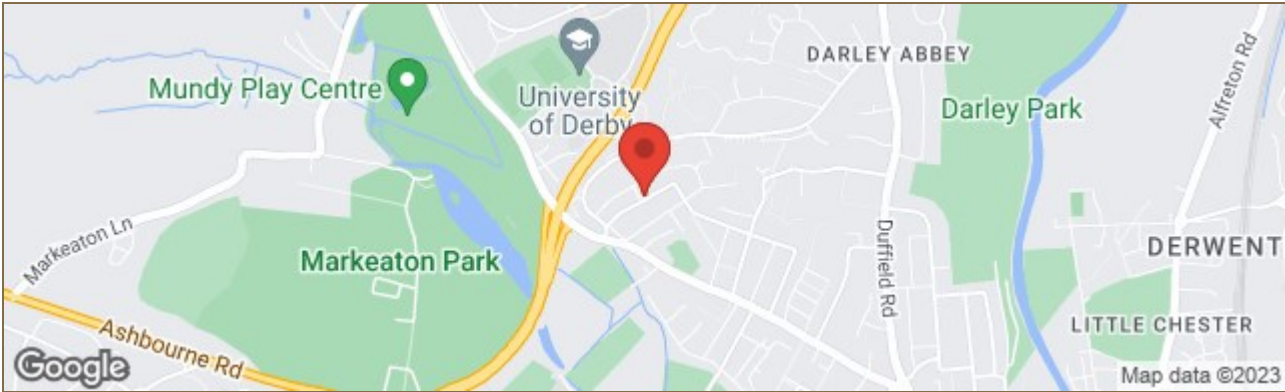
Entrance via sliding door, low level WC, wash hand basin and shower cubicle with glazed screen and complimentary tiling.

OUTSIDE

Outside the property benefits from an enclosed garden to the rear with benefits from a patio area and raised flower beds. To the front there is on street permit parking and shared access to the rear via the side of the house.



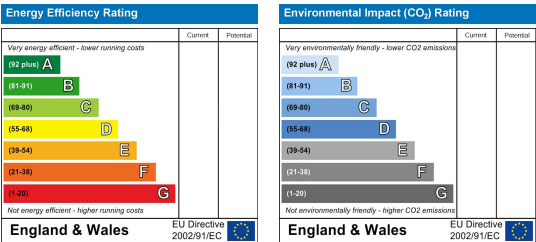
Road Map



Viewing

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

Energy Efficiency Graph



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Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk