

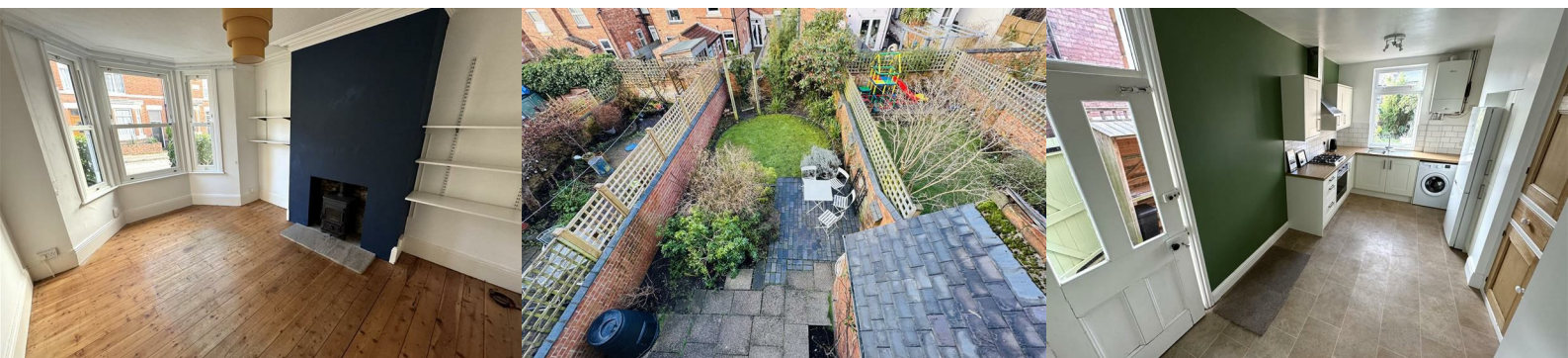


43 White Street, Derby, DE22 1HB

£339,950

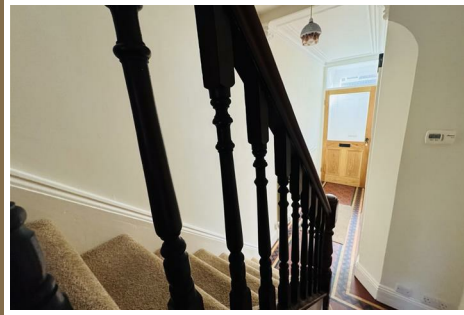


Positioned in the heart of Derby, within close proximity to the city centre, this is a beautifully appointed four bedroom period property which benefits from gas central heating, double glazing and delightful garden to the rear. The current vendors have spent considerable time and effort in the presentation of this delightful home which is within easy reach of local schools and both Markeaton and Darley parks.



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Internally the spacious accommodation briefly comprises an entrance hall with tiled floor and access to a useful cellar, cloakroom, lounge, dining room and kitchen with integrated appliances and access to the rear. To the first floor are four bedrooms and a bathroom with shower over the bath.

Outside the property benefits from a delightful garden to the rear which has a block paved patio and lawn garden with well stocked borders. On street car parking to the front.

White Street has long been regarded as one of the city centres premium locations and this property should be viewed to be fully appreciated. Benefiting from being within the "Six Streets" community neighbourhood area, the house is a short walk from the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The property is also close to both Whitecross Nursery and Markeaton School making it an ideal choice for a family purchaser.

Derby University, Darley Park and Markeaton Park are a short distance away making this property an ideal choice for anybody wanting to be close to the centre of Derby. The house has good access to the A38 giving onward travel to the A50, A52 and M1 corridor.

Viewing highly recommended.

ACCOMMODATION

Entering the property through front door into:

ENTRANCE LOBBY

With tiled floor and glazed wooden inner door to:

MAIN HALLWAY

with original teak balustrade leading to the first floor, radiator, original Minton tiled floor and coat hanging space. Access to a useful:

CELLAR

A well-lit storage space.

GROUND FLOOR CLOAKROOM

With low level WC, wash hand basin and extractor fan.

LOUNGE

14'6" x 11'3" (4.42m x 3.43m)

With walk in double glazed bay window overlooking the front elevation with recently installed sash windows, feature fireplace with multi fuel stove set upon a hearth with open shelving, coving, radiator and polished wooden floor.

DINING ROOM

9'3" x 12'8" (2.82m x 3.86m)

With feature fireplace enclosing a gas effect coal fire upon a tiled hearth, double radiator, polished wooden floor and double glazed doors to the rear garden.

KITCHEN

15'9" x 9'3" (4.80m x 2.82m)

(Maximum measurement)

Neatly fitted to include a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, gas hob and extractor fan over. The kitchen has a stainless steel sink unit with mixer tap beneath a double glazed window overlooking the rear garden and there is an alcove ideal for a fridge/freezer, plumbing for a washing machine, useful kitchen drawers, complementary tiling, door leading to the rear garden, wall mounted electric heater and further original feature floor to ceiling wooden storage cupboard and drawers. Wall mounted boiler providing domestic hot water and central heating.

TO THE FIRST FLOOR

With original teak balustrade.

SEMI-GALLERIED LANDING

With feature double glazed skylight bringing in natural light.

LOFT

Accessed via a good sized loft hatch with a ladder. Large, boarded loft with light and power, skylight and brand-new roofing and guttering.

FRONT BEDROOM ONE

12'2" x 11'11" (3.71m x 3.63m)

Plus lobby area.

With double glazed window to the front elevation, radiator.

REAR BEDROOM TWO

12'9" x 12'6" (3.89m x 3.81m)

With double glazed window to the rear elevation and double radiator.

REAR BEDROOM THREE

9'3" x 8'2" (2.82m x 2.49m)

With double glazed window to the rear elevation and radiator.

FRONT BEDROOM FOUR

9'1" x 6' (2.77m x 1.83m)

Plus lobby area.

With double glazed window to the front elevation and radiator.



BATHROOM

7'4" x 6'2" (2.24m x 1.88m)

With low level WC, wash hand basin and bath with shower over the bath, glazed screen, complementary tiling, heated towel rail and frosted double glazed window.

OUTSIDE

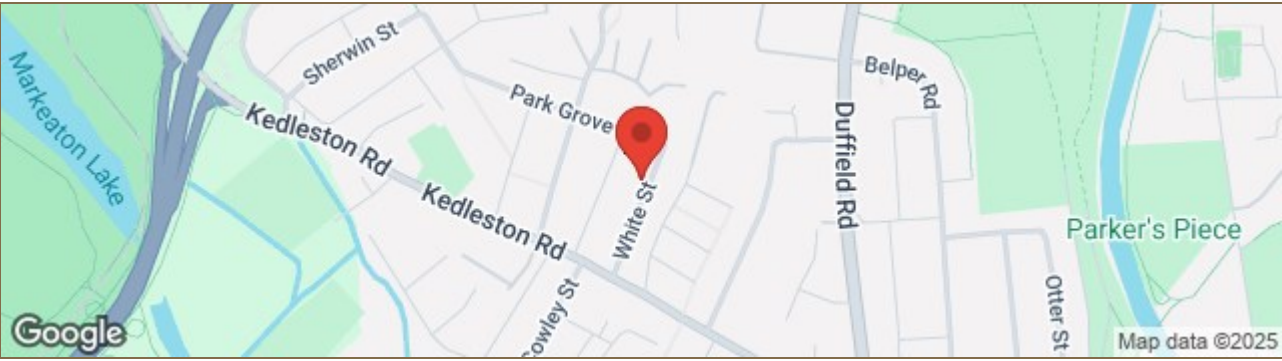
Outside the property benefits from a delightful garden to the rear which is laid to lawn with a range of well stocked borders. The garden has a block paved patio area and there is a very useful outside store with power and light.

To the front there is on street parking and shared access to the rear.

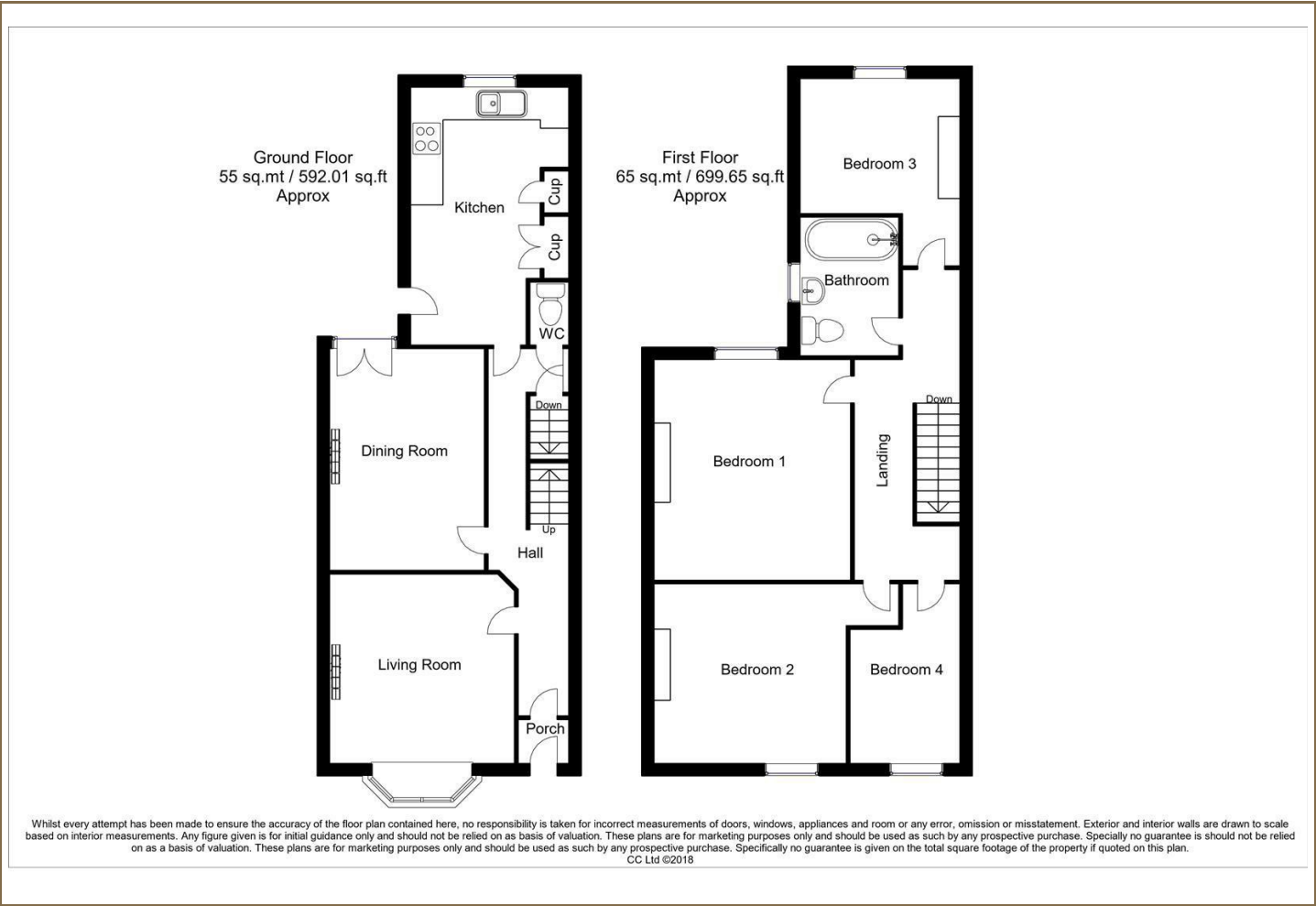




Road Map



Floor Plan

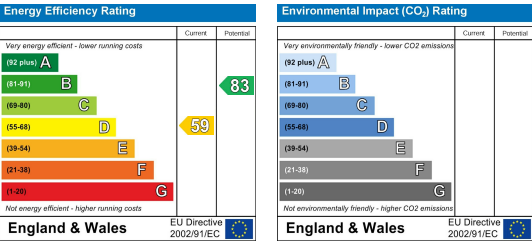


Viewing

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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