



## 8 Filey Walk, Derby, DE21 4BS

**£179,950**



Occupying a large corner plot with gardens to three sides is this nicely positioned two bedroom end of row house offering excellent potential for extension (STPP).



# 8 Filey Walk, Derby, DE21 4BS

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## DIRECTIONS

Approaching the property towards Oakwood from Derby proceed along Mansfield Road passing The Paddock public house taking the second right turning into Stratford Road, right at the junction, then immediately left onto Perth Street, follow for a short distance until reaching Camborne Close where the entrance to Filey Walk will be found almost opposite.

The gas centrally heated and UPVC double glazed accommodation comprises, entrance hall with stairs leading to the first floor, spacious lounge with gas fire, dining kitchen and rear lobby with under stairs store.

To the first floor there is the main double bedroom with built-in wardrobes, generous bedroom two, bathroom with shower over bath and separate WC.

The property enjoys a pedestrianised frontage positioned between Perth Street and Hornsea Road with part of the garden adjoining Hornsea Road potentially offering the creation of a driveway (STPP).

There are generous gardens to the front side and rear elevations mainly later lawn enclosed by fencing, hedges and a front gate. There is excellent potential for extension particularly to the side elevation (STPP).

The property is well located within this popular residential area close to many local

amenities including shops, School and parks. The city centre is also just a short distance away connected by a frequent public transport service.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property beneath a covered storm porch through a UPVC double glazed door into a hallway area with stairs to first floor, radiator, door:

#### LOUNGE

14'6" x 11'6" (4.42m x 3.51m )

A spacious living room with fireplace and gas fire, front facing UPVC double glazed window, media connections, radiator.

#### KITCHEN DINER

13' x 9'6" (3.96m x 2.90m )

Appointed with a comprehensive range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces including a low-level breakfast bar, stainless steel sink and drainer, built-in electric oven, gas hob and extractor fan, space for further appliances, UPVC double glazed window overlooking the rear garden.

#### SIDE LOBBY

With useful store area, potentially suitable for a utility room, wall mounted combination boiler providing domestic hot water and gas

central heating, underside store cupboard and side UPVC double glazed door.

## FIRST FLOOR

### LANDING

UPVC double glazed side window, built-in cupboard, loft access, radiator.

### BEDROOM ONE

14'6" x 9'6" (4.42m x 2.90m)

A generous bedroom with fitted wardrobes, additional built-in over stairs cupboard, front facing UPVC double glazed window and radiator.

### BEDROOM TWO

11'8" x 9'5" (3.56m x 2.87m)

A generous second bedroom with rear facing UPVC double glazed window, radiator.

### BATHROOM

Having a panelled barn with an electric shower over, tiled walls, wash basin, UPVC double glazed window and radiator.

### WC

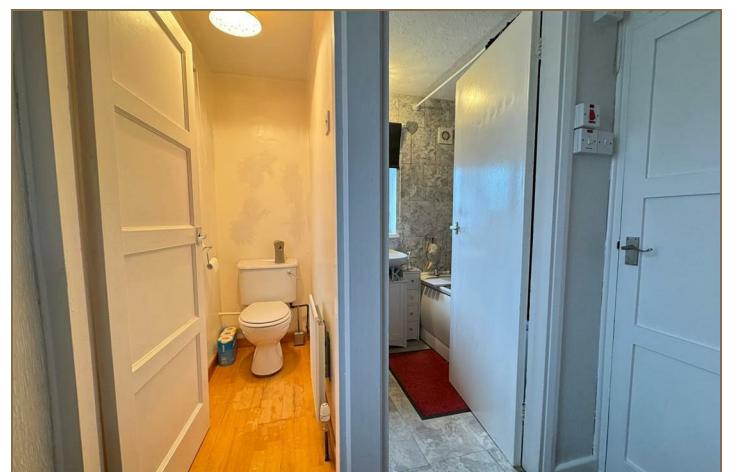
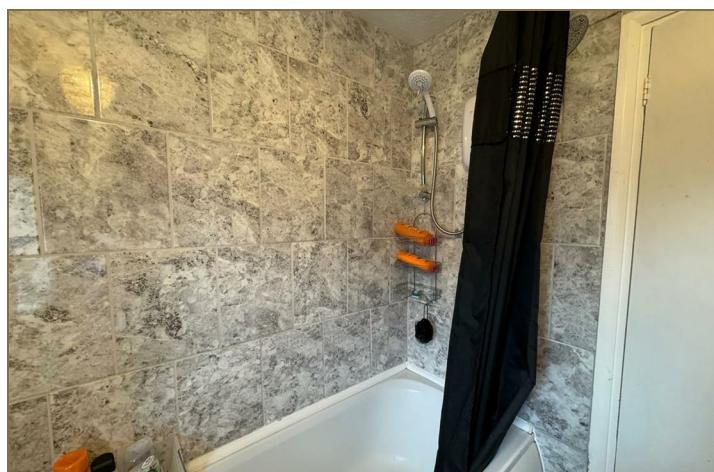
Adjoining the bathroom wall having a low level WC, UPVC double glazed window and radiator.

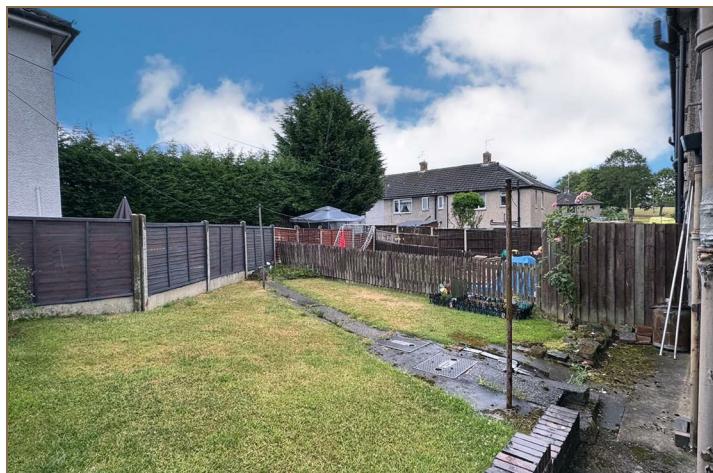
### OUTSIDE

There are generous gardens to the front side and rear elevations mainly later lawn enclosed by fencing, hedges and a front gate. There is excellent potential for extension particularly to the side elevation (STPP).

### PLEASE NOTE

The property is of non-standard construction.



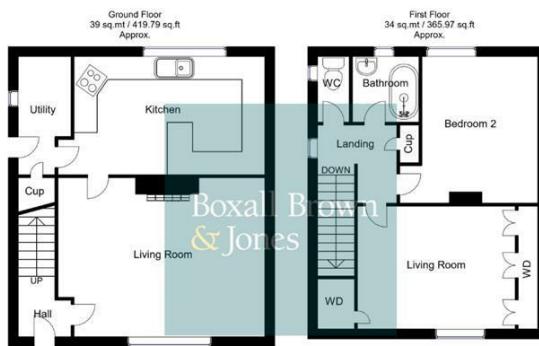




## Road Map



## Floor Plan



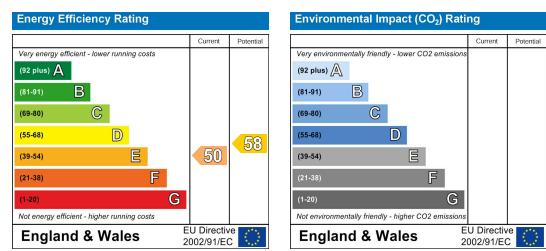
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## Viewing

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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