Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



68 Watson Street, Derby, DE1 3SP

£279,950

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A superb property ready to be simply moved into. This professionally refurbished property is beautifully presented with modern fitments throughout including a new modern kitchen and bathroom, along with a landscaped and newly laid driveway, detached garage and private garden.
EPC C (B) Immediate Vacant Possession and No Chain.







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This highly impressive home is newly decorated throughout and also features a brand newly installed efficient gas central heating system and UPVC double glazed windows and doors. The newly installed kitchen and bathroom are appointed with quality installations and throughout there is new flooring and fittings. The spacious accommodation comprises, an open plan living dining kitchen with integrated cooking appliances and French doors, there is a further open plan study/snug area and a separate lounge. To the first floor a generous landing area leads into three well-proportioned bedrooms and bathroom with shower over bath.

Externally there is a neat sweeping, newly laid tarmac driveway providing off road parking leading to the entrance door of the house and to double gates leading to the rear where there is a detached garage, paved patio leading off from the French doors in the kitchen with a garden area beyond.

Watson Street is a pleasant residential cul-de-sac found just off Kedleston Road in this highly popular and sought after location close to local shops, primary school, parks, cafes, popular public houses and city centre.

A quality newly developed home attractively offered for sale with immediate vacant possession and no chain.

ACCOMMODATION

GROUND FLOOR

DINING KITCHEN

17'10" x 8'11" (5.44m x 2.72m)

With ample space for a dining table and chairs and with UPVC double glazed French patio doors, this is a beautifully appointed dining kitchen with a range of fitted storage units, laminate work surfaces, stainless steel sink and drainer, electric oven and hob with an extractor fan over, space for a washing machine and tall fridge freezer, UPVC double glazed window and main side door, attractive wood-effect quality vinyl flooring throughout, inset ceiling downlighters, high-level tv media connections with power sockets, central heating radiator. Open plan access into:

FRONT LOBBY/SNUG

12'5" x 7'6" (3.78m x 2.29m)

Incorporating the stairs to the first floor being newly carpeted with useful store cupboard beneath housing the new electric fuse box, wood-effect quality vinyl flooring, front facing UPVC double glazed window, radiator. A versatile and useful area suitable for a home working area/snug/ hanging of coats and shoes etc.

LOUNGE
12' x 9'11" (3.66m x 3.02m)
A carpeted separate reception room offering a cosy relaxing room being newly carpeted, media connections, front facing UPVC double glazed window, radiator.

FIRST FLOOR

LANDING
With side UPVC double glazed window, loft access and with space for a piece of furniture.

BEDROOM ONE
12' x 10' (3.66m x 3.05m)
A comfortable double bedroom being newly carpeted, front facing UPVC double glazed window, radiator.

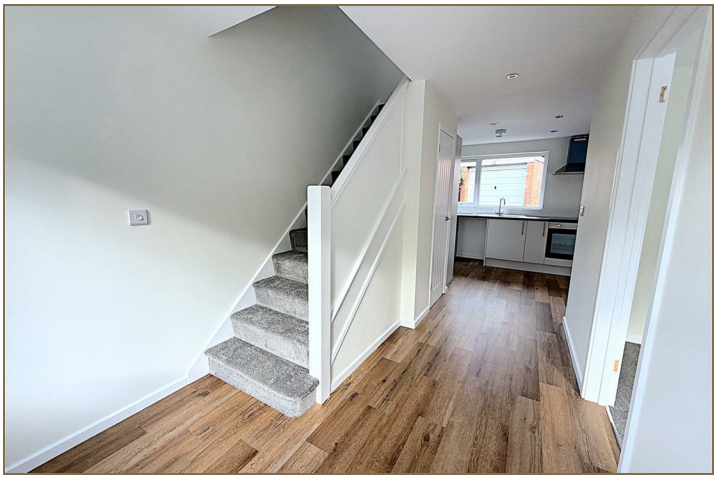
BEDROOM TWO
9' x 8'6" (2.74m x 2.59m)
A second double bedroom being newly carpeted, rear facing UPVC double glazed window, radiator.

BEDROOM THREE
7'7" x 7'5" (2.31m x 2.26m)
A generously proportioned third bedroom also being newly carpeted, built-in wardrobe with hanging and shelves, front facing UPVC double glazed window, radiator.

BATHROOM
8'10" x 5'5" (2.69m x 1.65m)
Newly appointed with a white three-piece suite, comprising a panelled bath with a mains chrome shower over, shower screen, wash hand basin sat on a vanity unit, low-level WC, vinyl flooring, vinyl wall panelling, extractor fan, inset ceiling down-lighters, UPVC double glazed window, chrome towel radiator and a built-in cupboard housing the combination boiler providing domestic hot water and gas central heating.

GARAGE
17' x 8'3" (5.18m x 2.51m)
With up and over main door.













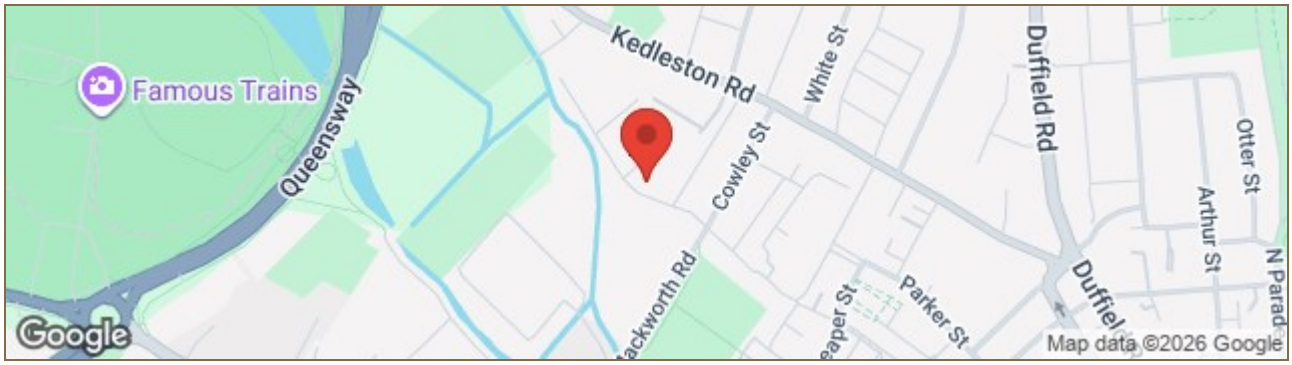




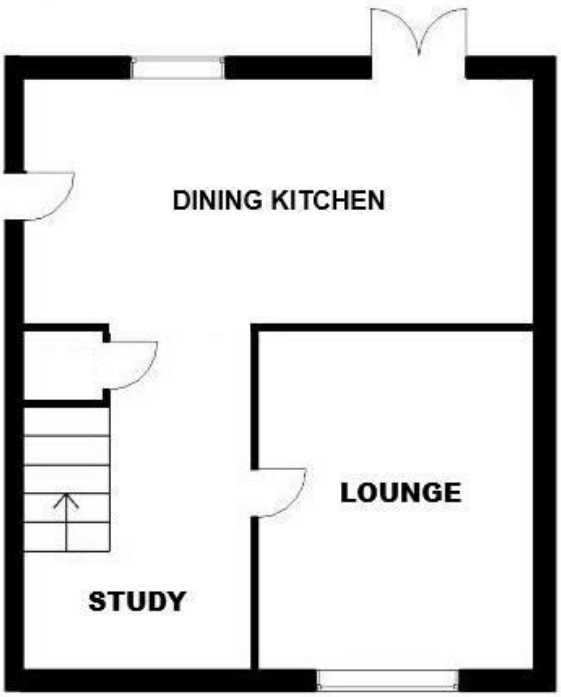




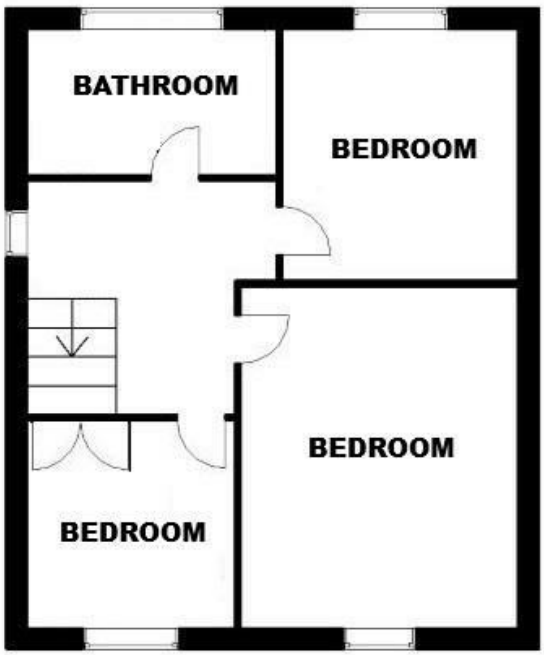
Road Map



Floor Plan



GROUND FLOOR

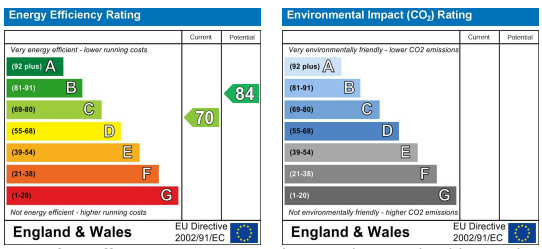


FIRST FLOOR

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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