



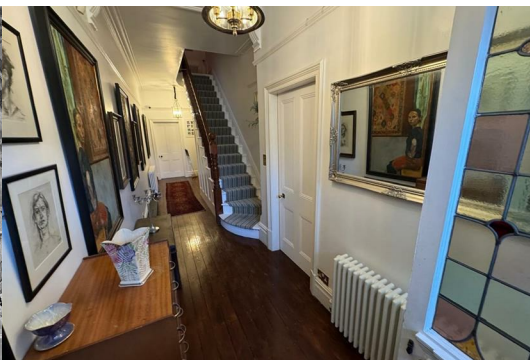
5 Connaught Road, Off Trowels Lane, Derby, DE22 3LU

£629,950



Situated in the heart of Derby, close to the vibrant city centre, this is an opportunity to acquire a very attractive Edwardian six bedroom home, which has been tastefully decorated and much improved by the current vendor.

****Planning Permission formally granted for conversion of outbuildings****



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£629,950



DIRECTIONS

Leave Derby city centre along Uttoxeter Road and turn right onto Trowels Lane. Turn left onto Connaught Road where the property is situated on the left hand side clearly identified by our "For Sale" board.

This sale represents the opportunity to acquire a large detached house, offering approximately 3358 square feet of accommodation over four floors. As a result of the significant modernisation and improvement by the current vendor, the house has an EPC rating of C.

This structurally detached, delightful family home offers substantial room proportions, that have to be viewed to be fully appreciated. The house is complemented by a wealth of charm and character throughout including picture rails, moulded coving and many original features.

The current vendors have spent considerable time and effort in the presentation of this delightful property which has double glazed sliding sash windows fitted with internal plantation shutters to the front and double glazed windows throughout. The property in brief the accommodation comprises an entrance vestibule, impressive entrance hall with staircase leading to the first floor, cellar and beautifully presented lounge to the front of the property. The house benefits from a spacious dining kitchen with utility area leading to a ground floor shower room. To the rear of the ground floor is a further sitting room/dining room which has access to the shower room previously described. (This room could be used as a ground floor bedroom, with adjoining shower room if desired)

To the first floor the accommodation benefits from four good sized bedrooms, the master bedroom with a stylish en-suite shower room and there is a well appointed period style family bathroom, just off bedroom two. To the second floor a landing leads off to two large bedrooms with both having an en-suite facility.

Outside to the front of the house there is a neat and well maintained fore garden, planted with bay trees and box hedge row with pathway leading to the entrance door with retaining wall. To the side of the property double gates open top reveal a block paved driveway with parking for several cars and the continuation of the driveway runs to the bottom of the garden where there is a turning space area leading to two garages and workshop. The front of the driveway to the rear boundary wall is 50 meters, width 20 meters.

The mature landscaped gardens offers a good degree of privacy, with seating area, pathways and well stocked planted borders.

The property has the benefit of having a full Swann video camera alarm system installed.

Prospective purchasers should note that the existing outbuildings which are located at the rear of the property, have formally had full planning position granted for conversion to a psychotherapy/counselling rooms with flat above (Use Class C3). The planning permission can be obtained from the offices of Boxall Brown and Jones.

The location of the residence, just off Uttoxeter New Road, is close to the Royal Derby Hospital and within easy access of Derby City Centre via several regular bus services.

Derby city centre offers a full range of amenities including the impressive Derbion shopping centre, the Cathedral Quarter and many boutiques, bars and restaurants along Sadler Gate and Friar Gate. The location is also convenient for the Kingsway Retail Park and local amenities at Littleover and Mickleover.

The house is well placed for private schools with Derby High School, Derby Grammar School for boys and Repton School all within easy access.

Excellent transport links are close by with easy access to the A38, A50 and A52 which provide onward travel to the main motorway network and other original centres.

ACCOMMODATION

Entrance through front door to:

ENTRANCE VESTIBULE

With secure entrance door, feature stone surround with arch window over, Minton tiled floor, half panelled wooden walls and delightful inner door with stained glass windows to:

RECEPTION HALL

The beautifully appointed reception hall has a galleried staircase leading to the first floor, two period style radiators, polished wooden floor and moulded coving to the ceiling with wooden picture rail and central ceiling rose. Access to:

CELLAR

Two part cellar with power, light and wine rack.

LOUNGE

14'8" x 17'4" (4.47m x 5.28m)

(Measurement taken to the centre of the bay window)

The beautifully appointed lounge, located at the front of the property, has a wealth of period features as well as a walk in double glazed sliding sash window overlooking the front elevation with internal plantation shutters. The room has a feature multi-fuelled fire within a decorative surround set upon a glazed tiled hearth and there is a TV point, two period style radiators and polished wooden floor. Moulded coving to the ceiling and picture rail. Double doors opening to:

DINING KITCHEN

19'4" x 13'8" (5.89m x 4.17m)

Neatly fitted with a range of work surface/preparation areas, base cupboards and a 'Lacanche' cooking range, with may be purchased via separate negotiation, with concealed extractor over. The kitchen has a Belfast style sink with mixer tap beneath a double glazed window overlooking the side elevation and there is space for an American style fridge freezer, central island and ample space for a dining table. The spacious room has a further double glazed window to the side elevation, two period style radiators and door to the side elevation. The room has a picture rail and the original glazed room bell display which is a particular feature of the room. (Non operational)

INNER LOBBY/LAUNDRY

This particularly useful space has a sink with mixer tap, frosted double glazed window, space for a washing machine, space for a tumble dryer above and wall mounted pressurized central heating system, with a 300 litre hot water tank providing domestic hot water and central heating. Access though this area to:

GROUND FLOOR SHOWER ROOM

8'6" x 4'10" (2.59m x 1.47m)

With low level WC, wash hand basin and shower cubicle with glazed screen, frosted double glazed window and radiator. Extractor fan.

REAR SITTING ROOM/DINING ROOM

21'1" x 16'8" (6.43m x 5.08m)

(Measurement taken to the centre of the bay window)

This particularly versatile room has double glazed windows overlooking the rear elevation, double doors to the rear garden, period style radiator and decorative feature fireplace, coving, ceiling rose and access to ground floor shower room. (This room could be used as a ground floor bedroom as there is a 'Jack and Jill' style door to the previously described ground floor shower room, giving this an en-suite facility)

TO THE FIRST FLOOR

SPACIOUS GALLERIED LANDING

A beautiful, spacious landing with staircase leading to the second floor, access to a loft space, polished wooden floor, picture rail and moulded coving to the ceiling.

REAR BEDROOM ONE

15'8" x 16'7" (4.78m x 5.05m)

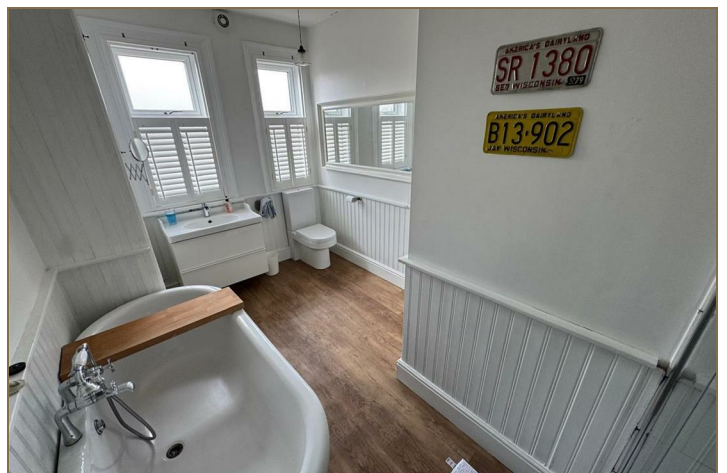
(Measurement taken to the centre of the bay window)

With fitted wardrobes, period style radiator, moulded coving to the ceiling, ceiling rose and walk in double glazed bay window with views to the rear elevation.

EN-SUITE

14'4" x 4'10" (4.37m x 1.47m)

Beautifully presented with a low level WC, wash hand



basin with storage cupboard beneath, shower cubicle with glazed screen, period bath with mixer tap and heated towel rail. Frosted double glazed window and extractor fan.

The main landing has access to a lobby area which leads to:

BEDROOM TWO

13'7" x 17'3" (4.14m x 5.26m)

(Measurement taken to the centre of the bay window)

Having double glazed sliding sash window with internal plantation shutters, fitted decorative feature fireplace, double radiator, polished wooden floor and moulded coving to the ceiling.

Access through previously described lobby area to:

BATHROOM

13'7" x 8'1" (4.14m x 2.46m)

(Maximum measurement)

With low level WC, wash hand basin with storage beneath and period style bath with central mixer tap. The half wood panelled room has a shower cubicle with glazed screen, two frosted double glazed windows and useful storage cupboard.

BEDROOM THREE

10'9" x 13'6" (3.28m x 4.11m)

With frosted double glazed window and radiator. Polished wood floor.

BEDROOM FOUR

6'10" x 14'9" (2.08m x 4.50m)

Having double glazed sliding sash window with internal plantation shutters to the front elevation, moulded coving to ceiling, picture rail and period style radiator.

TO THE SECOND FLOOR

GALLERIED STAIRCASE

Leads to:

LANDING

With Velux style window. Internal lobby area gives access to

BEDROOM FIVE

19'7" x 18'3" (5.97m x 5.56m)

(Maximum measurement with restricted headroom in parts)

This large room situated on the top floor has two radiators, four Velux style windows, exposed beams, access to a large loft space and access to:

EN-SUITE SHOWER ROOM

9'7" x 8'2" (2.92m x 2.49m)

With low level WC, wash hand basin with storage beneath, shower with screen and Velux style window. Touch operated mirror.

An internal lobby area gives access to:

BEDROOM SIX

13'4" x 19'3" (4.06m x 5.87m)

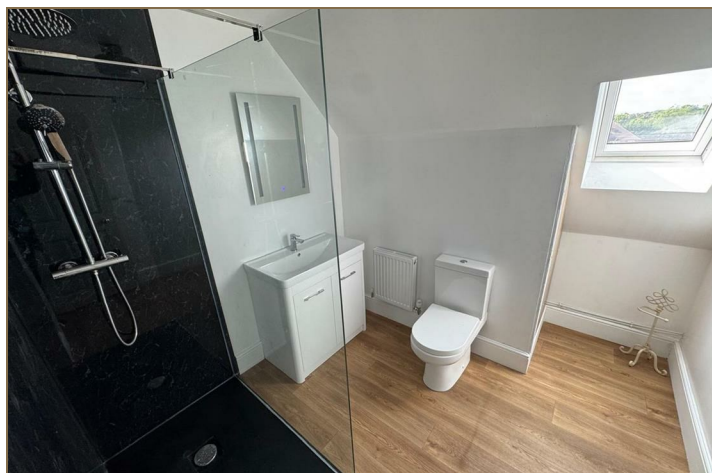
(Maximum measurement with restricted headroom in parts)

With three Velux style windows, exposed beams and radiator.

EN-SUITE

9'6" x 7'5" (2.90m x 2.26m)

With low level WC, 'his and hers' wash hand basin set upon a marble top and period bath. Velux style window and radiator.



OUTSIDE

To the front of the property is an attractive garden with wall boundary, feature bushes, Bay trees, box hedge row and pathway leading to the front door. Double wooden gates open to reveal a block paved driveway to the side of the house with parking for several cars before leading to a continuation of the driveway providing off road parking with turning space at the bottom of the garden. The front of the driveway to the rear boundary wall is 50 meters, width 20 meters.

To the rear of the house there is a mature landscaped garden planted with plants, tree shrubs, lawned area, Silver Birch trees, gravelled beds, raised level timber beds and seating area ideal for alfresco dining.

OUTBUILDINGS

BRICK BUILT GARAGE ONE

19'3" x 12'10" (5.87m x 3.91m)

With double opening doors.

BRICK BUILT GARAGE TWO

19'2" x 10'1" (5.84m x 3.07m)

With up and over door and adjoining brick built shed.

ADJOINING WORKSHOP

14'9" x 12'3" (4.50m x 3.73m)

With single personal access door with two single glazed windows to the front elevation.

PLEASE NOTE

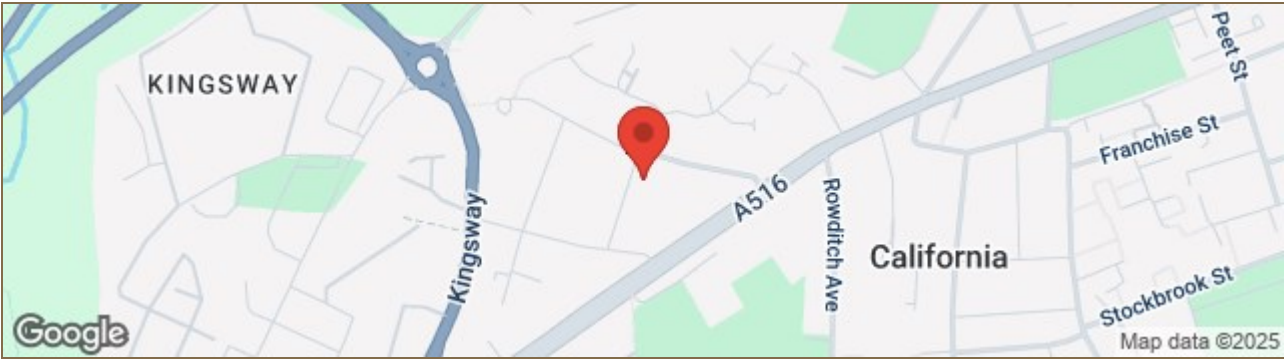
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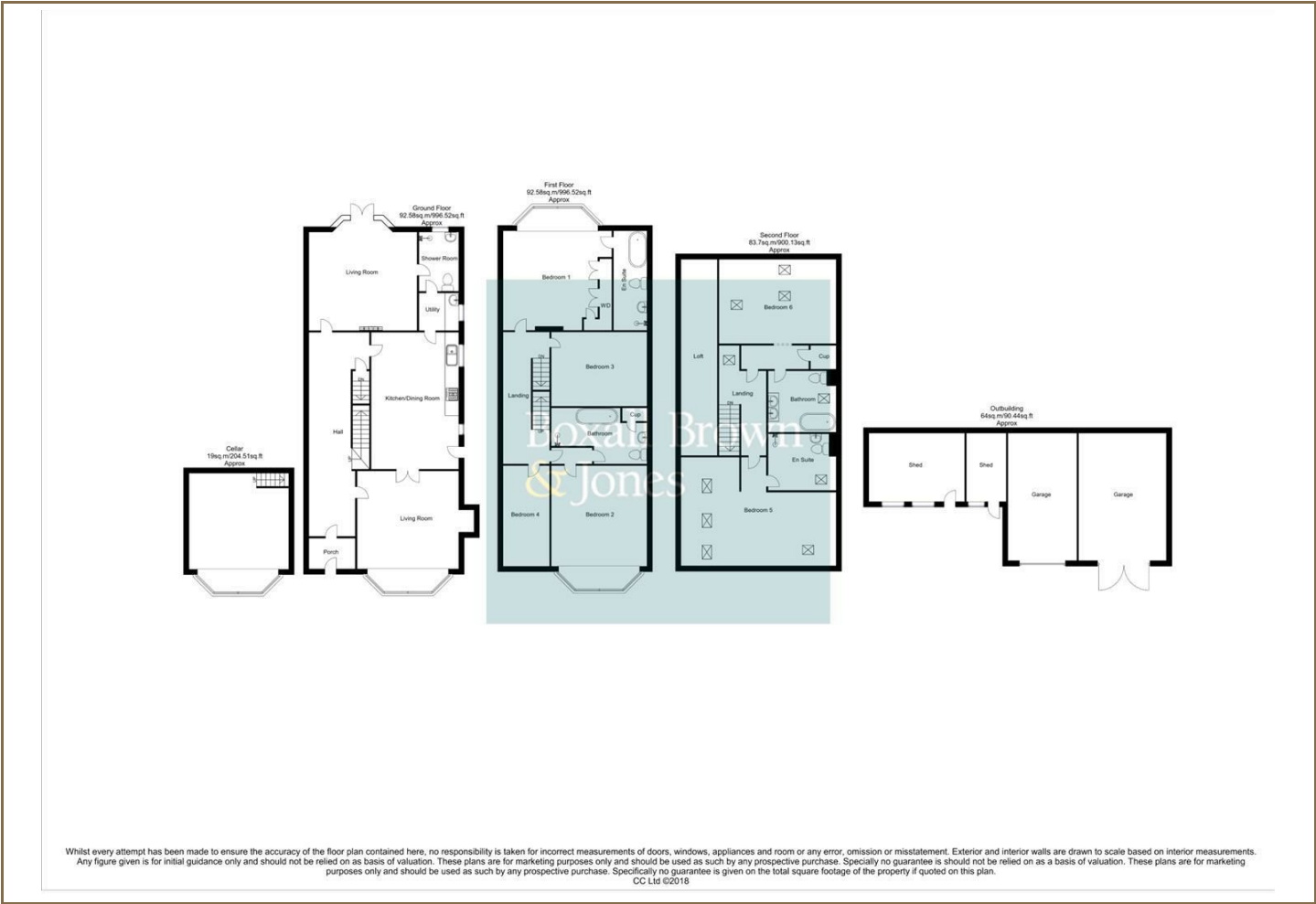
In addition the vendor has informed Boxall Brown and Jones that although the property could be considered to be semi detached from visual inspection it is in fact structurally detached. If this is of particular importance to a prospective purchaser, please seek guidance from the office prior to viewing.



Road Map



Floor Plan

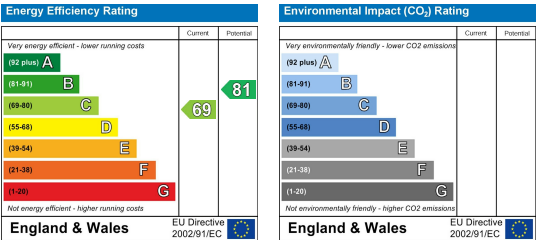


Viewing

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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