



35 St. Cuthberts Road, Derby, DE22 3JX

£249,950

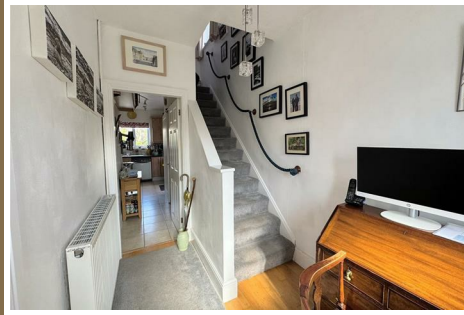


Enjoying a beautiful garden backing onto the Rowditch Allotments is this very well presented traditional three bedroom semi-detached family home with spacious open plan living dining room, fitted kitchen and being well placed for the city centre, Derby Royal Hospital and Littleover village.



35 St. Cuthberts Road, Derby, DE22 3JX

£249,950



The spacious accommodation includes both UPVC double glazed windows, is gas centrally heated and briefly comprises, entrance hallway with stairs to the first floor, inner lobby with useful store and WC, leading into a kitchen and open plan living dining room with French doors.

To the first floor are three well proportioned bedrooms, two with fitted wardrobes, the third with a built-in cupboard/wardrobe, shower room and adjoining separate WC.

The loft area with ladder and Velux window offers a versatile useful area.

Externally there is a driveway to the front and side with gate leading to a side store area. The beautifully mature and established rear garden offers a paved seating area leading onto a lawn with central raised planted area and feature Magnolia tree, towards the top of the garden is a greenhouse, further seating area and pond. Beyond the garden are the Rowditch Allotments.

Located off St Albans Road and Manor Road, the property is well positioned for ease of access to the city centre, Royal Hospital, Littleover village high street. There is also a local convenience store and park.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Composite front door with inset glazing and window, wooden flooring, stairs to first floor, access into an inner lobby leading into the kitchen and lounge, radiator.

INNER LOBBY

With useful understairs store, tiled floor continuing to the kitchen.

CLOAKROOM WC

A recent installation providing a low level WC and wash basin sat on a vanity unit, tiled floor, UPVC double glazed window.

KITCHEN

8'10" x 8'5" (2.69m x 2.57m)

Smartly appointed with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces and tiled walls, corner stainless steel sink and drainer, space for a cooker, washing machine and dishwasher, UPVC double glazed window and door, chrome towel radiator.

OPEN PLAN LOUNGE AND DINING ROOM

With a wonderful herringbone original wooden flooring throughout.

LOUNGE

15'9" x 12'1" (4.80m x 3.68m)

A spacious room having a fireplace with an inset gas fire and marble hearth, media connections, UPVC double glazed window, radiator, continuing into:

DINING ROOM

10'4" x 9'3" (3.15m x 2.82m)

Adjoining the kitchen with space for a table and chairs and upright fridge freezer, UPVC double glazed French doors to the patio, radiator.

FIRST FLOOR

LANDING

Naturally lighted with a side UPVC double glazed window, built-in store cupboard, access to a very useful loft area (18'9" x 12'7") with Velux window and pull down loft ladder.

BEDROOM ONE

15'10" x 12'1" (4.83m x 3.68m)

A very spacious double bedroom with fitted

wardrobes by Hammonds, plentiful space for further furniture, front facing UPVC double glazed window, radiator.

BEDROOM TWO

10'4" x 9'3" (3.15m x 2.82m)

Appointed with a neat range of fitted wardrobes, bedside cupboards and overbed cabinets leaving space for a double bed, a rear facing UPVC double glazed window offers a pleasant aspect over the delightful garden and allotments beyond, radiator.

BEDROOM THREE

11'4" x 6'1" (3.45m x 1.85m)

A good sized single bedroom currently with bunk beds, built-in store cupboard/wardrobe, front facing UPVC double glazed window, radiator.

SHOWER ROOM

8'11" including deep recess x 5'10" (2.72m including deep recess x 1.78m)

Appointed with a corner shower cubicle with an electric shower, wash basin set on a vanity unit, UPVC double glazed window,



chrome towel radiator, deep recess suitable for storage and also housing modern combination boiler providing domestic hot water and gas central heating.

SEPARATE WC

With sliding door, low level WC and corner wash basin, half tiled walls, UPVC double glazed window.

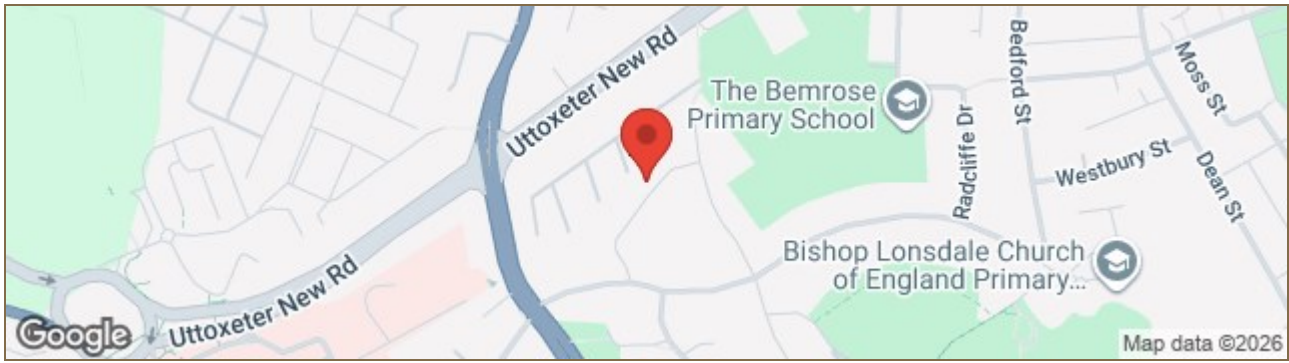
OUTSIDE

Externally there is a driveway to the front and side with gate leading to a side store area. The beautifully mature and established rear garden offers a paved seating area leading onto a lawn with central raised planted area and feature Magnolia tree, towards the top of the garden is a greenhouse, further seating area and pond. Beyond the garden are the Rowditch Allotments.





Road Map



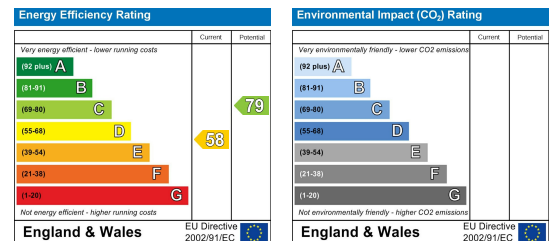
Floor Plan



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

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