



217 Derby Road  
Stapleford, Nottingham NG9 7AZ

**£209,950**

INTRIGUING THREE STOREY THREE  
BEDROOM PERIOD DETACHED HOUSE.



TUCKED AWAY FROM THE HUSTLE AND BUSTLE OF EVERYDAY LIFE, IS THIS INTRIGUING THREE STOREY PERIOD DETACHED HOUSE.

Known as the 'Hidden House', this Victorian property, whilst its address is Derby Road, is set back and accessed from a walk-way, its main access being at the head of St James's Terrace. This private plot provides gated off-street parking for several vehicles, enclosed gardens to the front, an attractive passageway and seating area to the side elevation and there is a lower courtyard to the rear.

With spacious and adaptable accommodation over three floors, the property is accessed from a side reception hallway, which has stairs leading both up and down. To this first level is a lounge and second reception room, which has previously been used as a third double bedroom. To the second floor are two double bedrooms. To the lower ground floor there is a generous fitted kitchen with 'Rangemaster' cooker and this partially opens through to a family space with dining area and snug. Also on this level is the family bathroom with a roll top bath.

Whilst tucked away in a private position, the property is far from isolated and is within walking distance of many local shops and amenities, regular bus service and local schools for all ages. For those wishing to commute, the A52 for Nottingham, Derby, junction 25 of the M1 Motorway and the park and ride for the Nottingham Express Tram are all a short drive away.

Only on viewing this property internally can the accommodation and space be fully appreciated.



#### RECEPTION HALLWAY

Front entrance door accessed from a side passageway, partially open to lounge, double doors to second reception room and stairs leading up and down.

#### LOUNGE

12'0" x 11'10" (3.66 x 3.61)

Gas fire, radiator and bay window to the front.

#### SITTING ROOM

11'8" x 11'3" (3.57 x 3.45)

Original feature fireplace, radiator and window.

#### SECOND FLOOR LANDING

Radiator, window and doors to bedrooms 1 and 2.

#### BEDROOM 1

11'8" x 11'7" (3.57 x 3.55)

Fitted wardrobes, dressing table, radiator and double glazed window.

#### BEDROOM 2

11'9" x 11'9" (3.6 x 3.59)

Radiator and double glazed window.

#### LOWER GROUND FLOOR

#### KITCHEN

11'9" x 11'1" (3.6 x 3.4)

Incorporating a range of fitted wall, base and drawer units with work surfacing and inset double bowl sink unit. 'Rangemaster' gas/electric range style cooker which is inset with extractor hood over, radiator and appliance space. Rear exit door to lobby leading to ground floor bathroom and opening to dining area and snug.

#### DINING AREA AND SNUG

18'3" x 11'4" (5.57 x 3.47)

This first part of this versatile space has a tiled floor and continuation of the kitchen with base units, work surfacing and opening through to dining snug area, fireplace and radiator.

#### INNER LOBBY

Giving access to family bathroom.

#### FAMILY BATHROOM

Incorporating a three piece suite comprising pedestal wash hand basin, low flush w.c. and roll top bath with central mixer shower attachment. Fully tiled walls, tiled floor, radiator and windows.

#### OUTSIDE

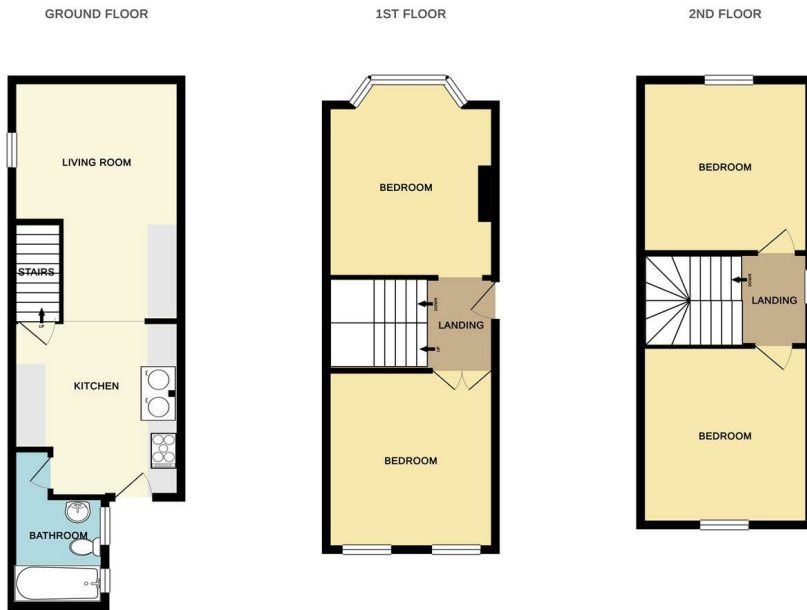
The property sits on an enclosed plot and is accessed from the head of St James's Terrace with gates leading to gravelled off-street parking for several vehicles. Beyond this is the main garden with attractive paving for ease of maintenance incorporating shrubs and trees. To the side of the property are gates leading to side passageway, seating area and front door. To the rear is a paved courtyard style garden with raised bed, garden storage and gated access to a passageway leading to Derby Road.

#### DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre. Take approximately the fourth left onto St James's Terrace, turning right where the property can be found in the right hand corner.

Ref: 565 | ps





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given. Made with Metropix 02/09



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			74
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.