



Wheeldon Avenue, Derby



A sumptuously appointed & spacious four bedroom period family residence boasting a wealth of characterful features & located in the sought after Six Streets area of Derby. Superbly presented & flexible living arranged over three floors. Early inspection a must!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



Asking Price £320,000

Wheeldon Avenue, Derby DE22 1HN

VIEWINGS: By Appointment with Hall and Benson
Contact Allestree on 01332 555945

OFFER PROCEDURE: Before contacting a Building Society, Bank or Solicitor you should make your offer to the **Allestree Office on 01332 555945** as any delay may result in the sale being agreed to another purchaser involving you in unnecessary costs. Under current legislation you will be required to provide financial information in order to verify your position before we can recommend your offer to the vendor.

DIRECTIONS: From the Hall & Benson offices in Park Farm Centre continue to the end of Birchover Way turning left onto Kedleston Road proceeding towards Derby. Prior to the parade of shops take the left hand turning into Wheeldon Avenue where the property can be found on the right hand side & clearly identified by our agents For Sale board

- **Magnificent Four Bedroom Period Residence**
- **Beautifully Restored Original Sash Windows & New Roof**
- **Refitted Bespoke Kitchen & Luxury Bathroom**
- **Splendid High Specification En Suite Master Bedroom**
- **Lounge, Dining Room & Additional Shower Room**
- **Attractive Walled Gardens**
- **Ideal For The Growing Family**
- **Sure To Be Popular!**

Entrance Vestibule - Entrance door, inner door to:

Hallway - Having ornate staircase off to the first floor landing, Minton tiled flooring, central heating radiator

Lounge - 12'1" x 11'2" (3.68m x 3.4m)

Sash windows to the front elevation, exposed wood flooring, coving to ceiling, central heating radiator, delightful fire place having feature surround, marble effect hearth & incorporating a living flame gas fire. Double doors opening to:

Dining Room - 12'10" x 11'7" (3.9m x 3.53m)

Exposed wood flooring, glazed door to the rear elevation leading out to the garden, central heating radiator, coving to ceiling, built in feature alcove cupboard, feature fireplace & surround

Fitted Kitchen - 8'10" x 8'2" (2.7m x 2.5m)

Comprehensively refitted by the current vendor & comprising of a good range of bespoke fitted cupboards & base units incorporating solid oak worktops & complimentary tiled splash backs, inset one & a quarter bowl sink unit & drainer with mixer tap over, integrated electric double oven, inset four ring electric induction hob with extractor hood over, integrated dishwasher, integrated fridge/freezer & washing machine, down lighters to ceiling, tiled effect flooring, door off to cellar providing useful storage, dual aspect windows to the rear & side elevations

First Floor Landing - Further stair case off to the second floor accommodation

Bedroom Two - 14'6" x 12'1" (4.42m x 3.68m)

Sash window to the front elevation, central heating radiator

Bathroom - Luxurious three piece bathroom suite comprising panelled bath with shower mixer tap attachment, pedestal sink, low level WC, complimentary tiling to walls, down lighters to ceiling, vinyl flooring

Bedroom Three - 11'6" x 7'5" (3.5m x 2.26m)

Sash window to the rear elevation, central heating radiator

Bedroom Four - 9'10" x 5'1" (3m x 1.55m)

Sash window to the rear elevation, central heating radiator

Shower Room - Well appointed shower suite comprising tiled shower cubicle with rainhead shower, low level WC, corner wash hand basin, tiled effect flooring, down lighters to ceiling, central heating radiator

Second Floor

En Suite Master Bedroom - 20'5" x 14'5" (max) (6.22m x 4.4m (max))

Glazed floor to ceiling feature window to the rear elevation, velux window to the front elevation, central heating radiator, laminate flooring, down lighters to ceiling, useful eaves storage

En Suite Bathroom - Splendid period style four piece bathroom suite comprising of a roll top bath with shower mixer attachment, tiled shower enclosure with rainhead shower, pedestal sink, low level WC, towel radiator, down lighters to ceiling, complimentary tiling to walls, double glazed window to the rear elevation, tiled flooring

Outside Front - The property is set back from the road behind a low maintenance walled & paved fore garden with wrought iron gate

Outside Rear - There is an enclosed walled garden to the rear of the property with paved patio area, planted beds, feature path, exterior light, power & a cold water supply. A useful attached brick built outbuilding also lies to the rear of the property housing a gas fired combination boiler along with gated side access. There is a timber garden shed to be included in the sale

PLEASE NOTE: None of the appliances and fixtures and fittings included in the sale have been tested and prospective purchaser are advised to have these inspected by professionally qualified prior to exchange of contracts. These particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspecting the property. Any floorplans shown are for indicative purposes only and are not to be used as accurately scaled drawings. Phone calls may be monitored for training purposes. ALL MEASUREMENTS CORRECT TO THE NEAREST 3"

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