



20 Park Grove, Derby, DE22 1HD

£295,000



Enjoying the prime "Six Streets" location, this is a smartly presented three bedroom semi-detached traditional family home close to the city centre, Markeaton primary school and useful local shops.



20 Park Grove, Derby, DE22 1HD

£295,000



This lovely family home includes UPVC double glazed window, gas central heating and solar panels, with accommodation comprising, enclosed entrance porch, formal hallway with stairs to the first floor, dining room leading into a bay windowed lounge with multi-fuel stove, rear conservatory and a fitted kitchen. To the first floor are two double bedrooms, third single room and a spacious four piece bathroom suite.

Externally there is a driveway to the front and gated side access to a generous rear garden with lower and upper patios, lawn, play and storage areas with shed and log store.

Park Grove is located in the "Six Streets" area of Derby off Kedleston Road having a fantastic community spirit with impressive local amenities and facilities including a grocery store, chemists, cafe, primary school and popular public houses with ease of access to the splendid parks of Darley and Markeaton, the city centre, University and A38 road network.

An excellent family home and location.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Twin opening UPVC double glazed doors, space for coats and shoes, inner UPVC double glazed door into:

HALLWAY

A classic formal hallway with stairs leading to the first floor, useful store cupboards, access into the lounge, dining room and kitchen, radiator.

DINING ROOM

13' x 11'3" (3.96m x 3.43m)

A spacious dining room with plentiful room for furniture, open plan access into the conservatory/play room, twin chimney breast alcoves, radiator, internal glazed double doors open into:

LOUNGE

11' x 11'3" (3.35m x 3.43m)

A cosy lounge having a bay window and multi-fuel stove recessed into an attached fireplace and hearth, media connections, radiator.

CONSERVATORY

Of brick base construction with UPVC double glazed windows and door into the garden, vinyl flooring, radiator, access into:

KITCHEN

13'5" x 7'3" (4.09m x 2.21m)

Also accessed from the hall.

The kitchen is appointed with a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, space for a washing machine,

dishwasher and fridge freezer, rear and wide UPVC double glazed windows, vinyl flooring, radiator and concealed Baxi combination boiler installed April 2025.

FIRST FLOOR

LANDING

With drop-down ladder access to a part boarded loft.

BEDROOM ONE

13'1" x 11'3" (3.99m x 3.43m)

A spacious bedroom with twin chimney breast alcoves suitable for wardrobes, rear facing UPVC double glazed window overlooking the garden, revealed original wooden floorboards, radiator.

BEDROOM TWO

11'3" x 10'4" (3.43m x 3.15m)

A second generous double bedroom having a front facing UPVC double glazed window with an aspect down Statham Street, twin chimney breast alcoves suitable for wardrobes, radiator.

BEDROOM THREE

7'4" x 7' (2.24m x 2.13m)

A perfect single bedroom or home office with a front facing UPVC double glazed window, radiator.

BATHROOM

8'10" x 7'2" (2.69m x 2.18m)

A spacious appointed bathroom featuring black fittings, having a four piece suite comprising a deep bath with handheld shower attachment, a separate shower cubicle with an electric shower, wash basin set on a vanity stone unit and low level WC, attractive tiled flooring and half tiled walls, UPVC double glazed window, extractor fan and radiator with a chrome towel rail attached.

OUTSIDE

Externally there is a driveway to the front and gated side access to a generous rear garden with lower and upper patios, lawn, play and storage areas with shed and log store.



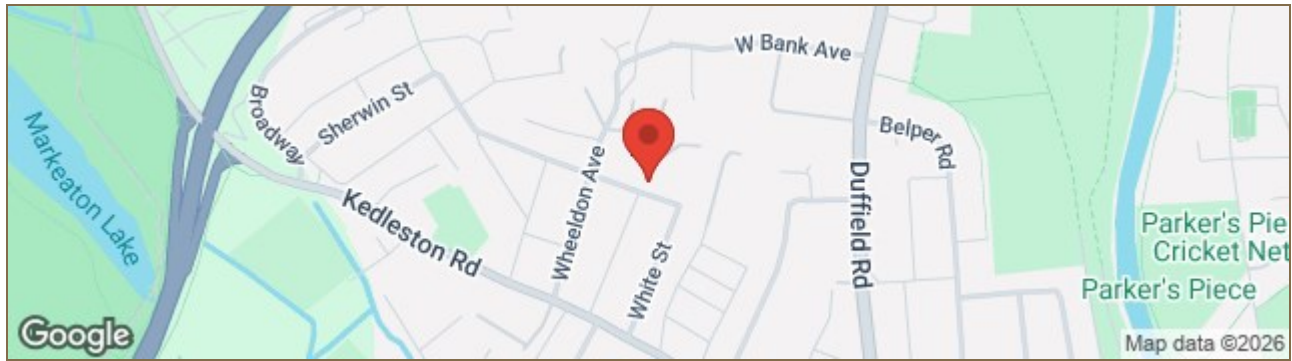
SOLAR PANELS

Owned with dual converters and feed in tariff.

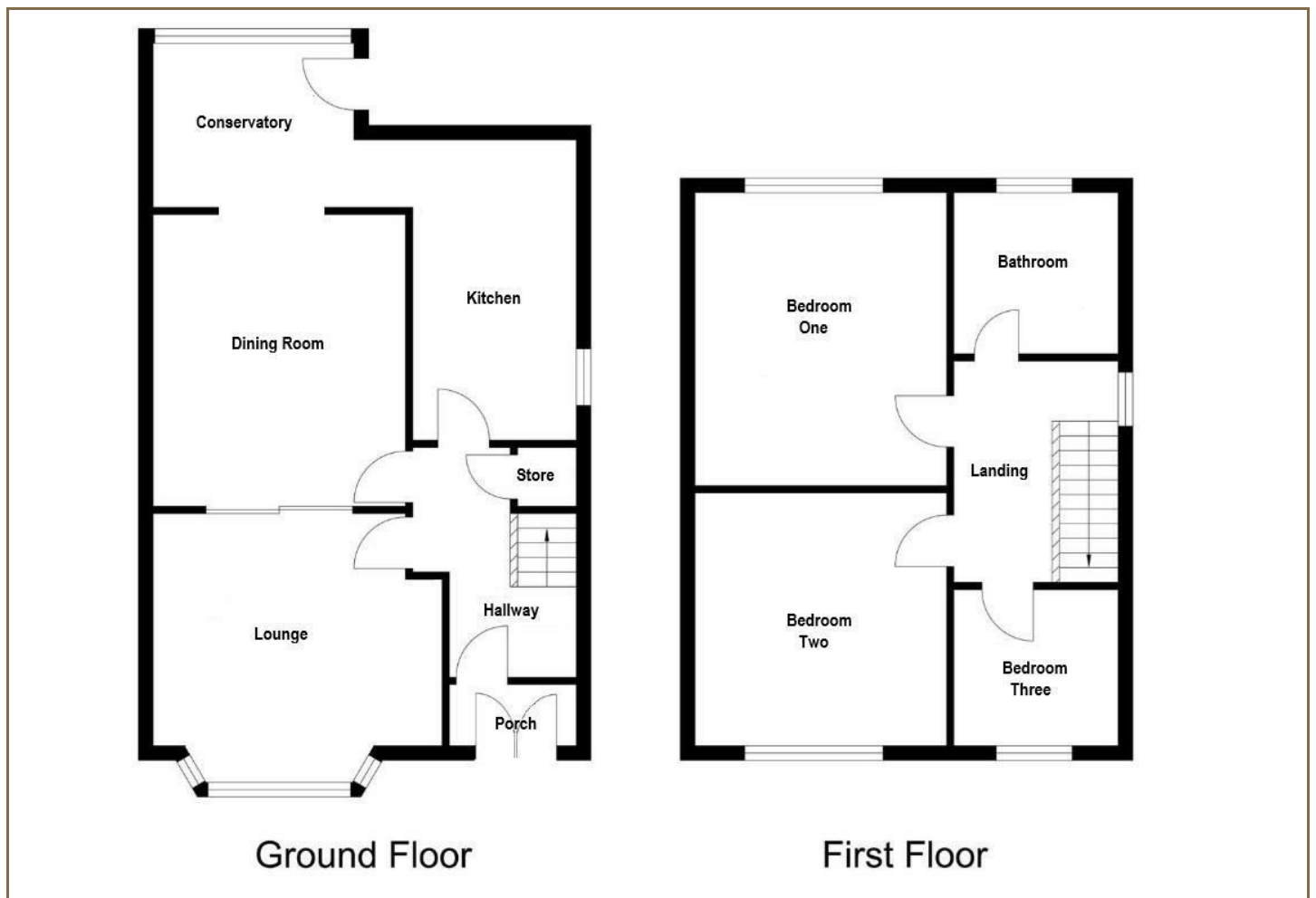




Road Map



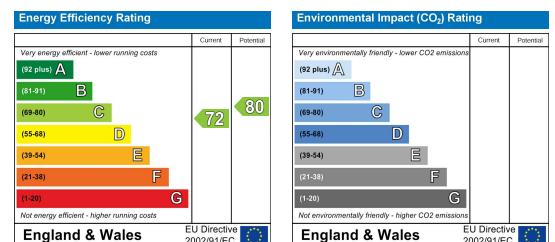
Floor Plan



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