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Calvert Street, Derby DE1 2RQ

£650 per calendar month

Unfurnished

Deposit £800

GENERAL DESCRIPTION

Dating back to 1840's, this well appointed, Grade II listed railway cottage is available to let unfurnished from August 2014. With many original features this attractive, 3 bedroom mid-terrace property briefly comprises attractive Lounge, fully fitted Breakfast Kitchen, spacious Cellar, three Double Bedrooms, Ensuite Shower Room and luxury Bathroom.

With gas central heating, secondary glazing to original windows (sash to front aspect), this comfortable home boasts a fantastic courtyard garden to rear and private parking to front.

Ideally located just two minutes walk to Derby Rail Station, ten minutes to Westfield Shopping Centre. Calvert Street would ideally suit a professional single or couple.

Early viewing recommended.

EPC Band D

Council Tax Band B

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via hardwood door into:

LOUNGE (13'11" max x 10'6"), carpeted with pendant light fitting with crystal shade to ceiling. Main feature of the room being a wall mounted 'living flame' effect electric fire. Two original sash windows to front aspect, both with secondary glazing and louvre shutters and double panelled central heating radiator. Television and telephone points. Door concealing stairs to Cellar. Open and steps up to:



INNER WALKWAY, carpeted with stairs to First Floor and open steps down to:

KITCHEN / DINER (13'11" into cupboards x 10'6" into cupboards) fitted with an attractive range of oak base and eye level storage units, two being glass fronted. Ceramic tiled work surface and splash backs. Matching breakfast bar with four wood stools. Built-in 'Siemens' electric oven with matching four ring gas hob over and extractor hood above. Built-in 'Beko' freezer and refrigerator units and under-work surface 'Smart' washer-drier. Inset brown sink with drainer and vegetable bowl with chrome mixer tap over. Four point spotlight rail and brass light fitting to ceiling, television and telephone points, and double panelled central heating radiator. Secondary glazed window to rear aspect and oak effect laminate to floor.



CELLAR with stairs down to two good sized store rooms, both with power and light, and walkway separating the two.

FIRST FLOOR:

LANDING AREA at top of carpeted stairs with handrail, three-point spotlight fitting and smoke alarm to ceiling, carpet to floor and doors off to:

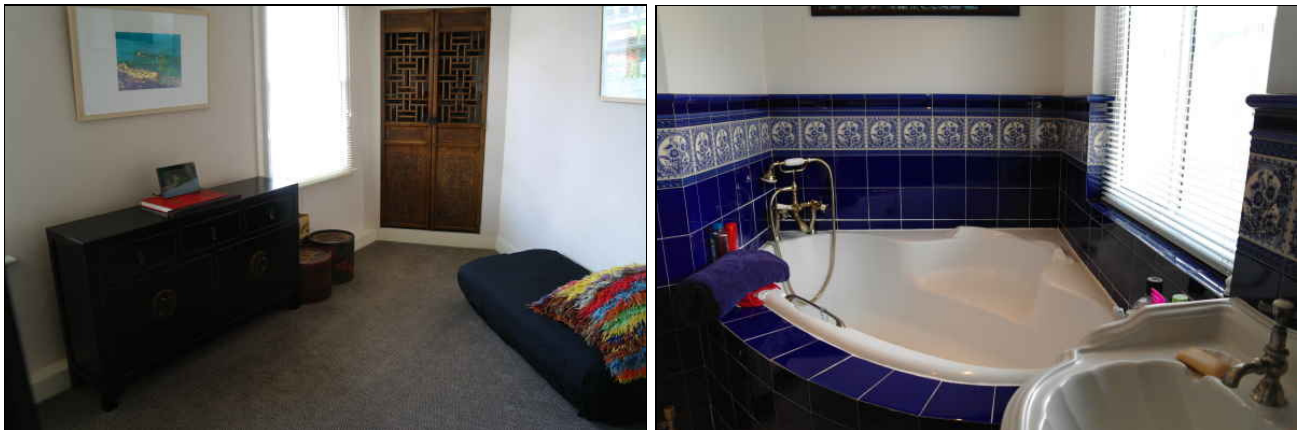
BEDROOM 1 (12'9" max x 10'6" max), carpeted with four-point spotlight rail to ceiling, sash window with secondary glazing to front aspect, double panelled central heating radiator and television point. Fitted with a range of maple effect, built-in storage units comprising two double door wardrobes, single door shelved unit, two overhead storage cupboards and six drawer dressing table.



BEDROOM 2 (11' max x 10'5" max) carpeted with pendant light fitting to ceiling, secondary glazed window to rear aspect, double panelled central heating radiator and television point. Fitted with a range of white wood, built-in storage units comprising four door wardrobe, two three-drawer bedside tables, and five overhead cupboards. Door off to:

ENSUITE SHOWER ROOM, half tiled, with extractor fan and four recessed spotlights to ceiling. Appointed with a white three-piece suite comprising low flush W.C., wash hand basin with drawer under and large shower cubicle housing a thermostatically controlled mains shower with rainforest shower head, hand attachment and directional jets. Heated towel rail, and ceramic tiled flooring.

BEDROOM 3 (triangular 15' max x 10'8" max), carpeted with pendant light fitting to ceiling, two sash windows with secondary glazing to front aspect, television and telephone points. Double panelled central heating radiator and ornate, oak double doors concealing shelved study cubicle.



BATHROOM being half tiled in decorative blue and white tiling. Appointed with a white three-piece suite comprising W.C. with overhead cistern, pedestal wash hand basin and large corner bath with seat having telephone handle mixer tap and shower attachment. Three recessed spotlights and loft access hatch to ceiling, secondary glazed window and ceramic tiled flooring.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is brick-paved footpath giving access to the front entrance door. Adjacent to this is a single car private drive.



TO REAR OF THE PROPERTY is a private courtyard garden with two defined seating areas – one decked with raised borders, the second paved, again having raised borders with a large pagoda housing a 9-seater wicker patio set with glass topped table and patio heater. Two security lights. 6' x 3' double door shed, chimnea, external power sockets and gate providing secondary access to Calvert Street.



VIEWING: By appointment through Dove Property