

# Whitaker Gardens

Burton Road, Derby, DE23 6AW

John   
German





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Auction Guide Price £300,000

**FOR SALE BY TIMED AUCTION**

**Powered by SDL Auctions**

Great family home situated at the head of this very quiet cul-de-sac on the edge of the city, making the perfect base for a busy family.



#### Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales). Binding contracts of sale will be exchanged at the point of sale. All sales are subject to SDL Property Auctions' Buyers Terms.

#### Auction Deposit and Fees:

The following deposits and non-refundable auctioneer's fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyer's Fee does not contribute to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability. There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

#### Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions' home page. This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack.

#### Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Less than 10 minutes from Derby Royal teaching hospital, Derby High School or Pride Park. As we all know plenty of space is essential for family harmony and generous reception rooms provide room to spread out as well as to accommodate anyone working from home.

Entrance to the property is via a storm porch opening into a spacious entrance hall with a lovely black and white tile floor and a staircase rising to the first floor landing. The essential ground floor cloaks/WC is set off the entrance hall and has a low flush WC and handwash basin. Off to the right hand side of the entrance hall is a second sitting room or playroom, with double aspect windows.

The centre of this family home is the kitchen which overlooks the front garden and is fitted with a range of matching base and eye level units with roll edge work surfaces incorporating a breakfast bar and plenty of space for appliances alongside a useful understairs pantry cupboard. An exterior door leads to the side elevation.

Set off the kitchen is a good-sized dining room overlooking the rear garden with an entrance door into the garden, radiator and glazed double doors opening into the main living room. The large living room also overlooks the rear garden, has a feature fireplace and connects back to the entrance hall.

On the first floor all the bedrooms and the family bathroom are arranged around the central landing. The large main bedroom overlooks the front elevation and has an en-suite shower room with shower and washbasin. Bedrooms two, three and four all have fitted wardrobes and the main family bathroom is fitted with a three-piece suite.



Outside the property is situated at the head of the cul-de-sac and sits back from the road behind an extensive block paved driveway providing plenty of parking as well as access to the brick built detached double garage with up and over vehicular door and a side courtesy door. The front garden is partly laid to lawn with herbaceous shrubs and an ornamental pond.

Access to the side of the property leads to a fully enclosed rear garden again being mainly laid to lawn with herbaceous borders and a raised paved patio terrace set off the rear of the property.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

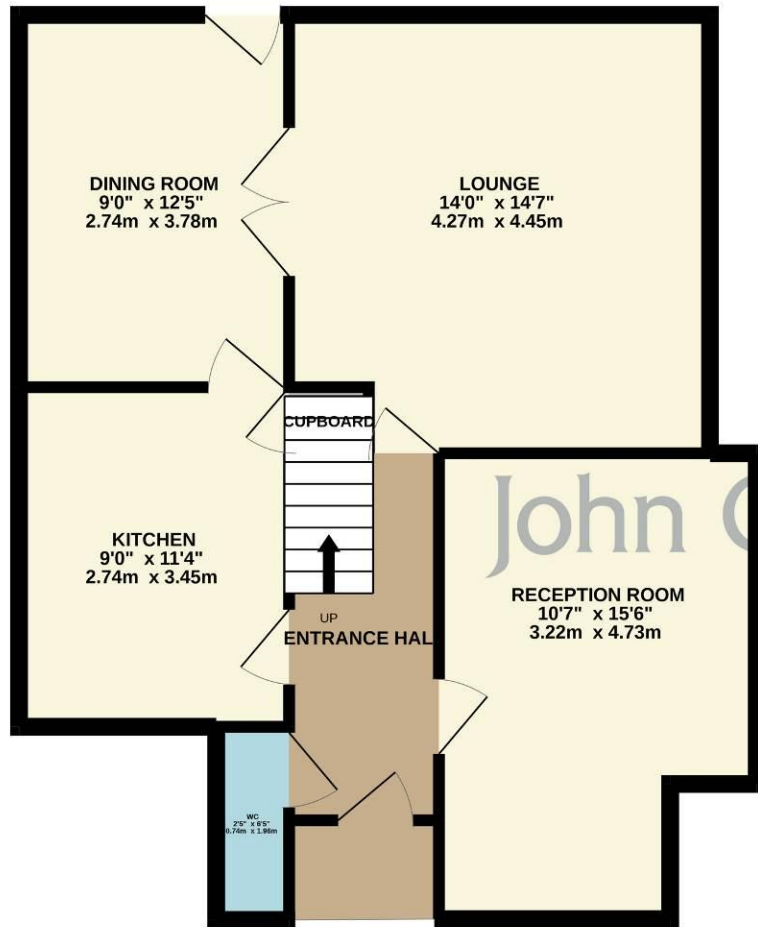
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency); [www.derby.gov.uk/environment-and-planning/planning/](http://www.derby.gov.uk/environment-and-planning/planning/)

**Our Ref:** JGA/23122021

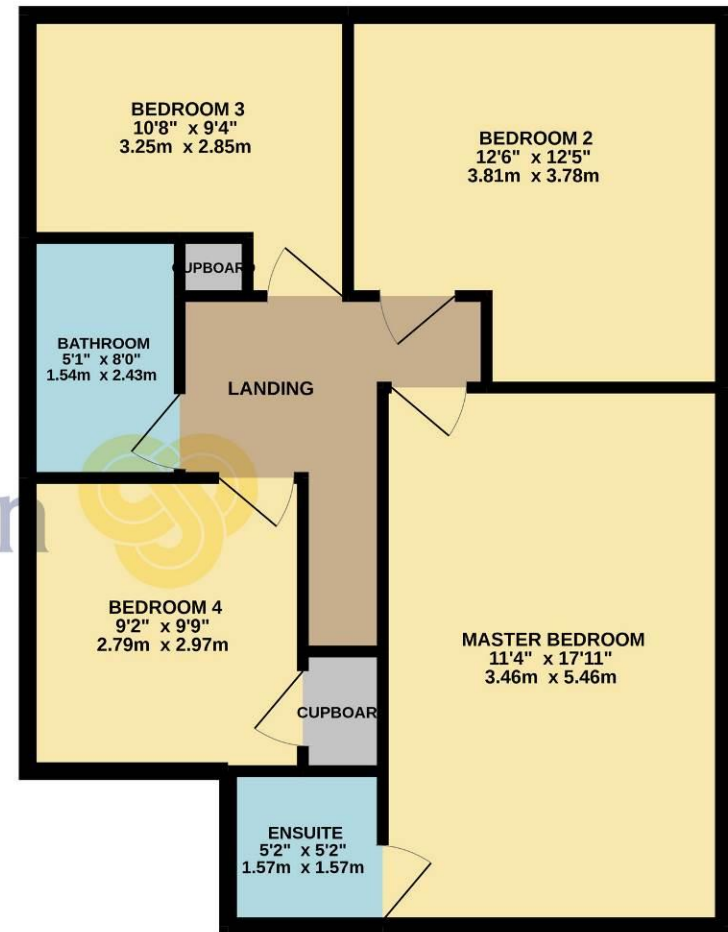
**Local Authority/Tax Band:** Derby City Council / Tax Band E



GROUND FLOOR



1ST FLOOR



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 operability or efficiency can be given.  
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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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