

St. Georges Close

Derby, DE22 1JH

John 
German





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£750,000

Sumptuously appointed five/six bedroom detached residence in sought after location - ideal family home



A stunning and exceptionally well presented five/six bedroom detached executive family home occupying an elevated position in an exclusive cul-de-sac location with swift access to enviable facilities, the A38 and A6. The property which has an extensive range of accommodation with a multitude of uses it could ideally suit a large family requiring extensive bedrooms, a family requiring accommodation for a dependent or independent relative or potential office use for homeworking.

The accommodation currently extends to entrance hall, study or potential bedroom, ground floor master bedroom with fully fitted wardrobes and en-suite shower room, cinema room, which again could be classified as a bedroom or an independent relative's lounge, a formal dining room, which again could be converted into a kitchen with the ground floor accommodation forming an independent suite with private access.

To the first floor off a galleried landing access is gained to an open plan living kitchen with a large living area, adjacent dining area and a fully equipped fitted kitchen with integrated appliances and french doors leading to a delightful decking area. There is a useful utility room and cloakroom and additional guest bedroom/dining room or children's play room.

To the second floor off a landing access is gained to a luxury main bedroom with walk-in dressing room and French doors leading to a Juliet balcony affording commanding views over open countryside towards the valley and a quality en-suite four piece bathroom. There are two additional bedrooms both with fitted wardrobes and a large family bathroom with four piece suite.

Outside, the property is complimented by an extensive garden offering terracing, large decking area ideal for alfresco dining adjacent to the first floor bar being fully equipped and fitted, there is a lower level patio and a raised patio to the rear of the garden with extensive sweeping lawns having stone-walled terracing. The garden offers a high degree of privacy and security with a gated entrance leading to a double garage.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this outstanding detached residence in a unique and favoured location, viewing is essential and strongly recommended.

Accommodation –

On The Ground Floor -

Impressive Entrance Hall - With stairs to the first floor, useful understairs storage cupboard, radiator.

Cinema Room / Potential Lounge - 5.82m x 3.65m (19'1" x 11'11") - Two radiators.

Dining Room / Potential Kitchen - 5.1m x 3.4m (16'8" x 11'1") - Two radiators.

Principal Bedroom - 3.96m x 3m (12'11" x 9'10") - Fitted with quality wardrobes, matching chest of drawers and shelving, radiator.

En-Suite Shower Room - Shower, low level w.c., pedestal wash hand basin, heated chrome towel rail, Karndean flooring, decorative spotlighting, extractor fan, tiling to main walls.

Study/Potential Bedroom - 3.28m x 3m (10'9" x 9'10") - Radiator.

On The First Floor - Semi-Galleried Landing - Radiator and stairs to the second floor, useful understairs storage cupboard.

Bedroom Four / Children's Play Room - 3.51m x 2.98m (11'6" x 9'9") - French door leading to Juliet balcony. Radiator and direct access to:

Living Kitchen - Comprising:

Living Area - 4.78m x 3.7m (15'8" x 12'1") - Magnificent Adam style feature fireplace with electric flicker flame log effect fire, radiator and contemporary style radiator, picture window enjoying fine views over the valley.

Dining Area - French door leading to decking area.

Kitchen Area - 6.56m x 3.05m (21'6" x 10'0") - Fitted with a quality range of units comprising 11/2 bowl inset sink unit, mixer tap over, base cupboards under, range of base and drawer units, work surfaces over, tiled surrounds, integrated dishwasher, Range type cooker with large extractor hood over (included in the sale), complementary wall mounted cupboards, radiator, tiled flooring.

Utility Room - 2.93m x 1.78m (9'7" x 5'10") - Inset sink unit and base cupboard under, adjacent space and plumbing for automatic washing and tumble dryer point, work surface over, tiled surrounds.

Guest Cloakroom - Low level w.c., wash hand basin, tiled surrounds, radiator, tiled flooring, door to the rear.

On The Second Floor - Passage Landing - Radiator, airing cupboard with built in lagged hot water cylinder and immersion heater.

Main Bedroom One - 5m x 3.71m (16'4" x 12'2") - Two radiators, French door leading to Juliet balcony with affording views over the valley.

Lobby To Walk-In Dressing Area - Hanging and shelving space.

En-Suite Bathroom - Comprising, bath, walk-in shower, twin vanity wash hand basin with storage cupboard under, low level w.c., heated chrome towel rail, decorative spotlighting, extractor fan.

Bedroom Two - 3.86m x 3.02m (12'7" x 9'10") - Quality fitted wardrobes, matching bedside cabinets and drawers, velux roof light, radiator.

Bedroom Three - 3.86m x 3.02m (12'7" x 9'10") - Built in wardrobes and matching chest of drawers, radiator.

Family Bathroom - Four piece suite comprising, low level w.c., pedestal wash hand basin, panel bath, separate shower cubicle, tiled surrounds, heated chrome towel rail, decorative spotlighting, extractor fan.

Outside & Gardens - Outside is a delightfully carefully considered and landscaped garden with a decking area leading to:

Outside Bar - 5m x 4.4m (16'4" x 14'5") - (Situated above the garage). Fully fitted bar, Karndean flooring, TV point, lights and power.

Double Garage - 5m x 4.4m (16'4" x 14'5") - (Situated below the Bar). Manually operated up and over door.

Parking for a number of vehicles to the front of the property leading to the double garage. There is a lower level patio, raised patio, secondary decking area, sweeping shaped lawns with stone terrace borders with decorative planting. The property is secured by electric double doors providing access to the garage.

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

Our Ref: JGA/190723



Ground Floor



First Floor



Second Floor



28 St Georges Close, Allestree, Derby DE22 1JH

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First



Agents' Notes

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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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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