

Park Grove

Derby, DE22 1HD

John 
German





Park Grove

Derby, DE22 1HD

£315,000

A fabulous refurbished family home full of style and character boasting many highlights including a stunning refitted dining kitchen, conservatory, three bedrooms and a private manicured garden with a timber cabin creating a lovely multi-purpose space used as a home office/summerhouse/living room.



A front entrance door opens to reveal a spacious hallway with laminate parquet style flooring, stairs rising to the first floor and doors leading off to the main ground floor living spaces including a guest WC which is fitted with a low flush WC, vanity washbasin with cupboard storage under, window to the side, mirrored wall cabinet, heated towel rail and a cupboard housing the consumer unit.

To the front of the property sits a cosy sitting room with a bay window overlooking the front elevation. To the rear is the stunning open plan dining kitchen refitted with an extensive range of shaker style units with accent lighting and includes a full height corner pantry cupboard, larder cupboards, base and eye level units with pull out shelving to the corner cabinets and open shelving. There are quartz work surfaces, inset one and a half bowl sink unit with mixer tap incorporating a pull-out spray attachment, integrated dishwasher, fridge and freezer, under counter Neff double oven, five ring gas hob with extractor hood over, laminate flooring, window to the side and openings into the conservatory. The brick built conservatory has a lovely glass roof which really does give the feeling of sitting out in the garden, fitted with lighting and power sockets so that it can be used whatever the weather as a second sitting room and French doors lead to the garden.

On the first floor landing there is a window to the side, loft access hatch and doors leading off to the bedrooms and bathroom. The master bedroom has a lovely view over the rear garden and is fitted with a run off built-in wardrobes with sliding doors. Bedroom two is a lovely double room overlooking the front elevation. Bedroom three also overlooks with front elevation and is a cosy single bedroom. The family bathroom is fitted with a luxury modern suite comprising; corner shower enclosure, deep bath with shower attachment, low flush WC, wash hand basin set on a vanity washstand, ceramic tiled floor and a window to the rear.

Outside, the property is set in a slightly elevated position behind a block paved driveway with private hedging on both sides. Gated access to the side provides a surprisingly wide entrance to the rear garden perfect for anyone with bikes or pushchairs, there is also storage space to the side. The rear garden enjoys a good degree of privacy being mainly laid to lawn with ornamental borders and a timber pathway leading to a decked seating area which is set in front of a large garden cabin. The cabin is fully connected with internet points and power points and makes a great home office. There is plenty of space left for seating and French doors provide lovely views over the garden. There is also a separate garden storage area set off to the side of the cabin accessed off the decking.

The property is located within the 'six streets' area of Derby, which has a great neighbourhood community group set up by local volunteers. The area is popular for being within walking distance of Derby City Centre and Derby University, together with great transport links via the A38/A50/A52. There are a good range of shops to be found just a short walk away on the main Kedleston Road and in nearby Parkfarm Centre. There are a number of well thought of local schools and nurseries to choose from.

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

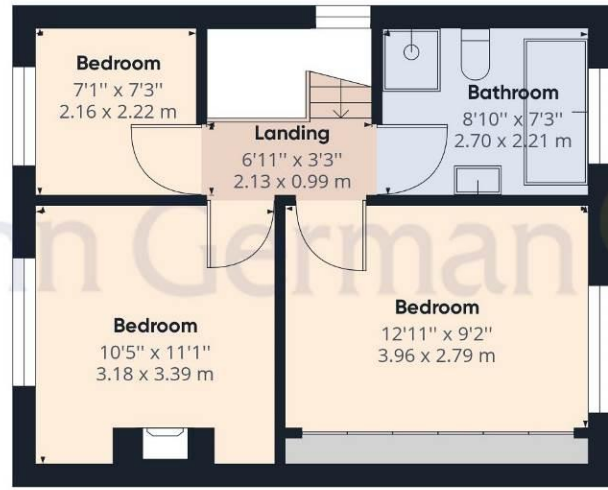
Our Ref: JGA/140823







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1092.34 ft²

101.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



