

Whitstable Close

Derby, DE23 1WJ

John 
German





Whitstable Close

Derby, DE23 1WJ

£365,000

Immaculate modern home just a short walk to Sunnydale Park as well as a good range of local amenities including shops and schools. Located at the end of a private driveway with a good degree of privacy and lots of great parking.



The area is extremely popular with families as it is surrounded by a range of local schools with a good range of local shops on Stenson Road including a Tesco local and other larger shops just a short journey away. There is an excellent bus service to and from the city centre and beyond and easy access to major commuter routes.

Entrance to the property is via a storm porch leading to a spacious entrance hall with stairs rising to the first floor, wood effect flooring and door to the main ground floor living spaces and a door into the ground floor WC.

The guest cloak/WC is fitted with a low flush WC and a washbasin set on vanity unit with storage under. Wood effect flooring and a chrome heated towel rail.

The elegant lounge has a large picture window overlooking the front elevation and sits open plan to the dining room allowing for a lovely double aspect. The fireplace forms a great focal point for the room with a living flame gas fire, marble back and hearth and an Adam style fire surround. The dining room has sliding patio doors providing a great view of the garden as well as access out onto the patio.

The kitchen has been recently refitted with an excellent range of sleek white base and eye level units with under unit lighting. Black granite effect rolled edge worksurfaces with matching upstands and a co-ordinating inset one and a half bowl sink unit with a mixer tap window overlooking the rear garden. Integrated dishwasher, integrated fridge and freezer, built-in double oven, and a halogen hob with extractor hood over. There is additional storage by way of a large understairs storage cupboard.

The utility room is fitted with matching storage units with roll edge worksurfaces, plumbing and space for a washing machine and tumble dryer. Window to the rear entrance door to the side and a courtesy door into the garage.

On the first floor stairs lead to a central landing with doors off to the bedrooms and bathroom.

The master bedroom overlooks the rear garden and is fitted with a range of bedroom furniture including wardrobes, drawers, overhead storage cupboards and a dressing table. The master ensuite comprises low flush WC, washbasin in vanity unit with storage beneath and a fully tiled shower enclosure. Window to the rear, extractor fan, tiling to half wall height and a chrome heated towel rail.

There are three further bedrooms all with fitted bedroom furniture served by a family bathroom fitted with a full four piece suite comprising low flush WC, washbasin in vanity unit with storage beneath, panelled bath with hair shower attachment and a fully tiled shower, tiling to half wall height throughout the rest of the bathroom, window to the front, heated towel rail.

Outside as the property is positioned at the end of a shared private driveway there is a lovely big tarmacked parking and turning space with room for several vehicles as well as providing access to the garage. Gated access to the side of the property leads to the fully enclosed rear garden which has a spacious block paved patio area leading onto a well kept lawn with ornamental borders. At the end of the garden is a second paved patio ideal for enjoying the sun throughout the day.

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: JGA28112023

Local Authority/Tax Band: Derby City Council / Tax Band C





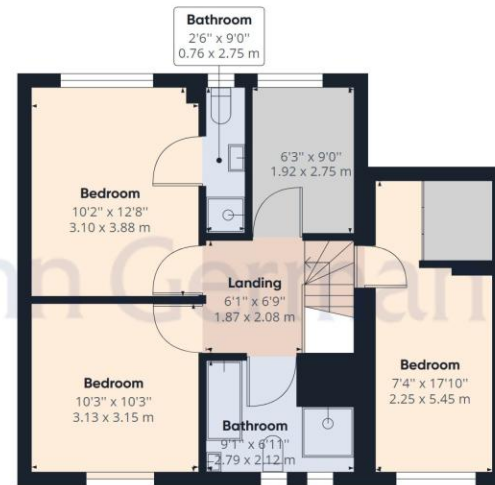


Ground Floor

Approximate total area⁽¹⁾

1156.65 ft²

107.46 m²



Floor 1

(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.

GIRAFFE360



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		84 B
69-80	C	71 C	
55-68	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



