

Foremark Avenue

Derby, DE23 6JR

John 
German





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Offers over £325,000

Great value home with lovely spacious ground floor living space perfect for a large family including a stylish refitted breakfast kitchen. Four well proportioned bedrooms, large family bathroom and en-suite shower room. Located close to excellent transport links with easy access to full range of local amenities.



Entrance to the property is via a spacious entrance hall with stairs rising to the first floor, built-in cloaks cupboard and doors leading to the kitchen and the living room.

The front living room is a lovely cosy space with a large picture window overlooking the front elevation and leading onto a multi use extended living and dining room with a feature fireplace and patio doors to the rear.

The breakfast kitchen is also a lovely large room having been fully refitted with a range of modern high gloss base and eye level units with roll edge work surfaces extending to form a breakfast bar, built-in eye level oven, combination microwave and dishwasher, space for further appliances, accent lighting and ceiling spotlighting. There is a large built-in pantry cupboard window to the rear and an entrance door opening into the rear passage. The passage provides access to the rear garden and into the integral garage, as well as to a very useful ground floor WC.

On the first floor stairs lead to a spacious landing. Bedroom one overlooks the rear garden and features fitted wardrobes and an en-suite shower room fitted with a low flush wc, wash basin and shower enclosure. There are two further generous double bedrooms all with fitted bedroom furniture. Bedroom four is a good single room, again with built-in storage.

The family bathroom completes the accommodation fitted with a full four piece suite comprising low flush WC, wash basin set on a large vanity storage unit, corner bath and separate shower enclosure, fully tiled with a chrome heated towel rail and window to the rear.

Outside to the front of the property, a patterned concrete driveway provides plenty of off road parking as well as access to the large integral garage. The rear garden is fully enclosed with an open aspect backing onto gardens and allotments at the rear. The garden is designed for low maintenance being mainly block paved with a small lawned section to the rear.

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

Property construction: Brick

Parking: Driveway & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

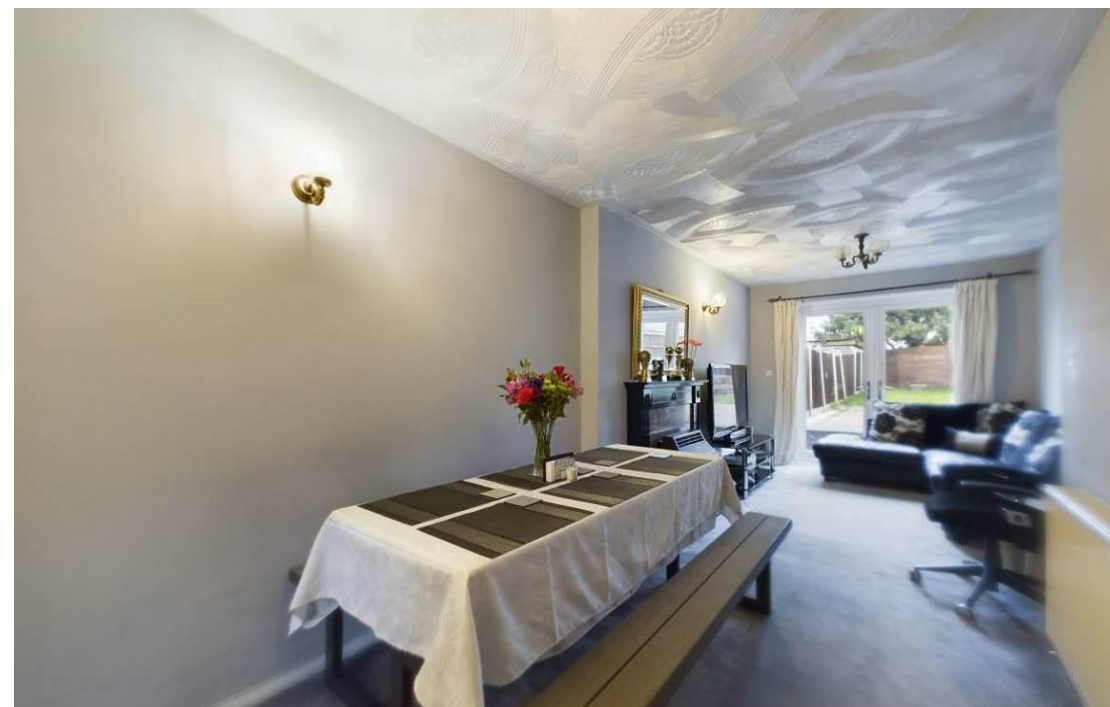
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

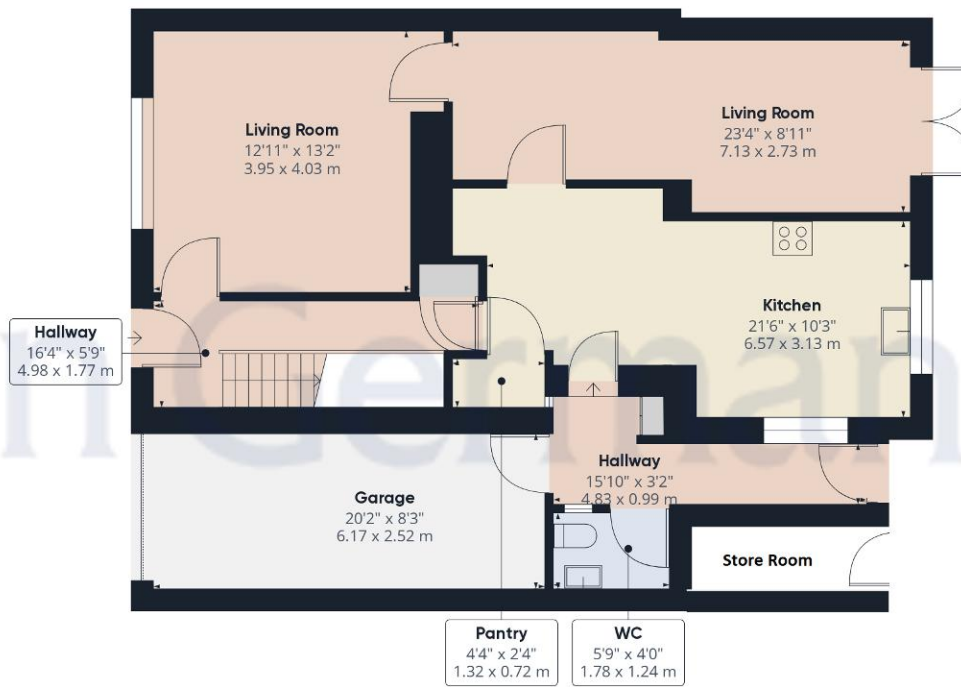
Useful Websites: www.gov.uk/government/organisations/environment-agency www.derby.gov.uk

Our Ref: JGA/05012024

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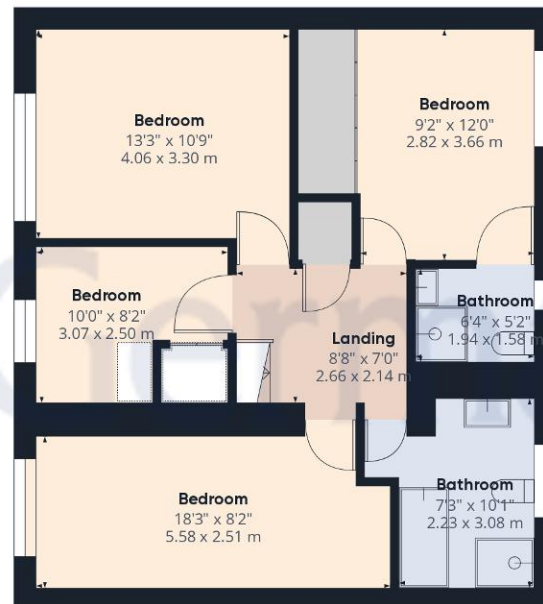




Ground Floor

Approximate total area⁽¹⁾

1641.71 ft²
152.52 m²



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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