

# St. Johns Terrace

Derby, DE1 3LJ



Set amongst some of Derby's historic old buildings on the edge of the city centre with a tranquil brook frontage sits this charming Grade II listed Georgian townhouse. Providing spacious accommodation with great potential for anyone with an interest in period homes and interior design.

£325,000

John German 

This very special period home is impossible not to fall in love with, from the spectacular location to its elegant Georgian exterior which dates back to the late 18th century. This is a rare opportunity to become the next custodian of a piece of history and restore it to its elegant past. The current owners have loved living here and hold the property in great affection, they now look forward to seeing the new owners take it forward into the future.

Directions - The property is accessed from Bridge Street close to St Johns church at the junction with Agard Street, all within close proximity to the city centre, Friar Gate and Ashbourne Road areas there is an excellent local bus service and plenty of permit parking is available on Bridge Street.

To describe the property in more detail we'll start at the front entrance door which has a top light above and opens into a central entrance hall with a central heating radiator. Stairs rise to the first floor landing with plenty of under stairs storage and doors leading off to the ground floor accommodation.

On the left of the entrance hall is the sitting room which has a cast-iron fireplace with a patterned tile insert and an elegant surround, built-in storage cupboards and shelving, central heating radiator and a Georgian secondary glazed window to overlooking the front garden.

On the opposite side of the hallway is the living room which is open plan to the dining room and features a lovely bay window again overlooking the front garden. There is an Adam style fireplace with a gas fire and a central heating radiator.

The dining room has a window overlooking the rear garden this time, decorative ceiling beams and a central heating radiator.

Also at the rear is a spacious breakfast kitchen which again features decorative beams and is fitted with a range of base and eye level units including a stainless steel sink and drainer, storage shelving, a wall mounted central heating boiler, central heating radiator, window to the rear and a part glazed entrance door opening into a rear porch which in turn opens out onto the rear of the property.

Stairs lead up to the first floor landing which has a Georgian style secondary glazed window with views over the front garden, the brook in front and St John's Church. There is a large walk-in storage cupboard at the far end of the landing and doors lead off to the bedrooms, bathroom and WC.

There are two lovely double bedrooms on either side of the landing also overlooking the front, one with a Georgian style secondary glazed window and the other with a bay window to match the room below. The third smaller double has a window to the rear and all have central heating.

The spacious family bathroom is fitted with a low flush WC, pedestal wash basin and a panelled bath, window to the rear, central heating radiator and a built in airing cupboard.

There is a second separate WC fitted with a low flush WC and pedestal wash basin, window to the rear and a central heating radiator.

St John's Terrace is a private, gated cul-de-sac with a total of just six properties. To the front of the house enclosed by wrought-iron fencing and privet hedging is a lovely lawned front garden with a pleasant seating area which is the ideal spot to enjoy a morning cup of coffee. Across the gravelled driveway steps lead to a delightful lowered garden which sits along the banks of Markeaton brook with views of St John's Church and up to Nuns bridge. There is a paved courtyard garden to the rear of the property with a useful brick built outhouse.

**EPC:** Not required as Grade II listed.

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

**Property construction:**                      **Parking:**                      **Electricity supply:**  
**Water supply:**                                      **Sewerage:**                      **Heating:**

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

**Broadband type:**

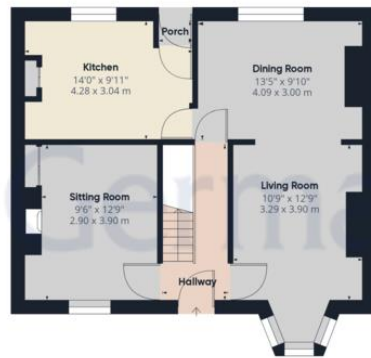
See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

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

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

**Our Ref:** JGA/08052024



Ground Floor



Floor 1

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Approximate total area<sup>®</sup>  
 1196.87 ft<sup>2</sup>  
 111.19 m<sup>2</sup>

(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.

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