

City Road  
Derby, DE1 3RR



This lovely property has been finished to a very high standard creating a stylish and relaxing home. The location is that perfect balance between city living and access to green spaces with the city within walking distance as well as beautiful Darley Park and the Derwent River.

No chain.

£190,000

John German

Little Chester, also known as Chester Green after the area of open parkland at its centre, is a suburb of the city of Derby, on the east bank of the River Derwent. It forms part of the Darley Ward along with Darley Abbey and the West End. Little Chester is the oldest inhabited part of Derby, having been the location of a fortified Roman settlement called Derventio. This lovely cosmopolitan setting is perfectly situated for access to the city centre as well as Derby mainline train station, with Darley Park, Parkers Piece recreation ground and Darley Fields providing a welcome change of pace.

The lounge sits to the front of the property with wood effect flooring, Farrow and Ball finished walls, period style radiator, feature fireplace with wood surround and an inset living flame gas fire, and window to the front. Moving through to the inner lobby which in turn leads onto the dining room with a door leading down to a useful cellar. The dining room is open plan to the kitchen with an archway opening into the stairwell, wood effect flooring, window to the rear and a feature fireplace (display only) with stone sill, period style radiator and Farrow and Ball finished walls.

The kitchen is fitted with a range of base and eye level units, roll edge work surfaces and matching upstands, inset stainless steel sink unit with mixer tap, built-in oven with four ring halogen hob with extractor hood over, plumbing for washing machine, wood effect flooring, Farrow and Ball finished walls, ceiling spotlighting, space for a fridge freezer and a part double glazed entrance door leading out into the rear garden.

Stairs lead to the first floor landing with a quality neutral fitted carpet (matching carpet runner on the stairs) with replacement wooden interior doors leading off to the bedrooms and bathroom, period style radiator and access to the roof space. Bedroom one is fitted with a quality neutral fitted carpet, window to the front, period radiator and a cast-iron period style fireplace. Bedroom two has a built-in over stairs storage cupboard, window to the rear with a lovely view over the rear garden and beyond, period style radiator and quality neutral fitted carpet.

The bathroom has been fully refitted with a period style luxury suite comprising low flush, vanity wash basin with storage beneath, claw foot roll top bath with telephone style mixer tap, rain shower over with separate hair shower attachment and glass screen., patterned tile floor, tiled splashbacks, period style combination radiator and towel rail, window to the rear and ceiling spotlighting.

Outside to the rear of the property is a lovely fully enclosed rear garden with a paved pathway leading to a patio area and a well-kept lawn beyond, dotted with flowerbeds full of cottage style planting. The garden enjoys a lovely open outlook and access via a shared entry leading along the neighbouring properties, there is no access across the garden of this property making it nice and secure for anyone with children or pets.

**Agents note:** The owner of the property is a relative of a John German employee.

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

**Property construction:** Standard. **Parking:** On road

**Electricity supply:** Mains. **Water supply:** Mains

**Sewerage:** Mains. **Heating:** Gas

(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/>

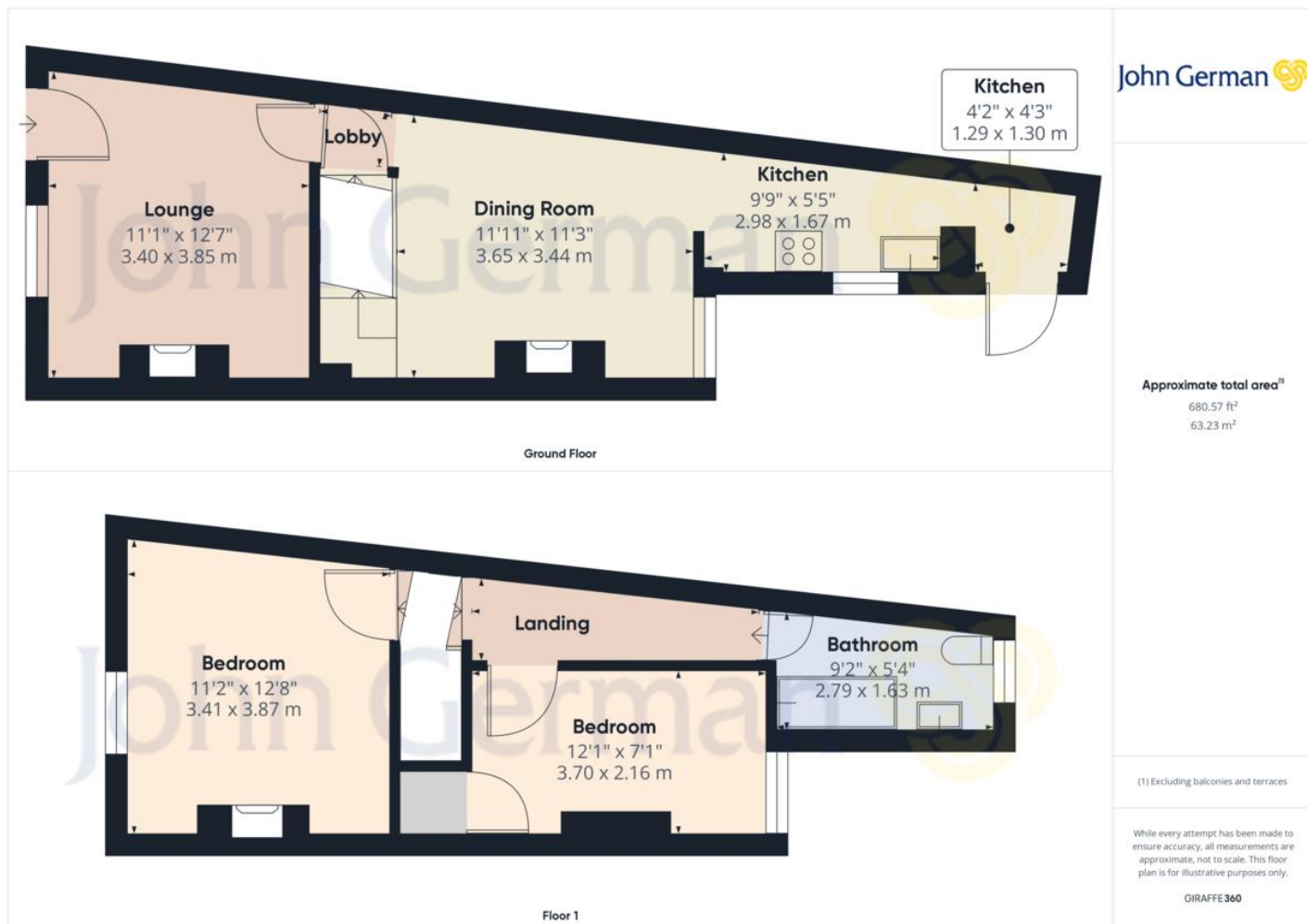
**Local Authority/Tax Band:** Derby City Council / Tax Band A

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

**Our Ref:** JGA/02072024

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If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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