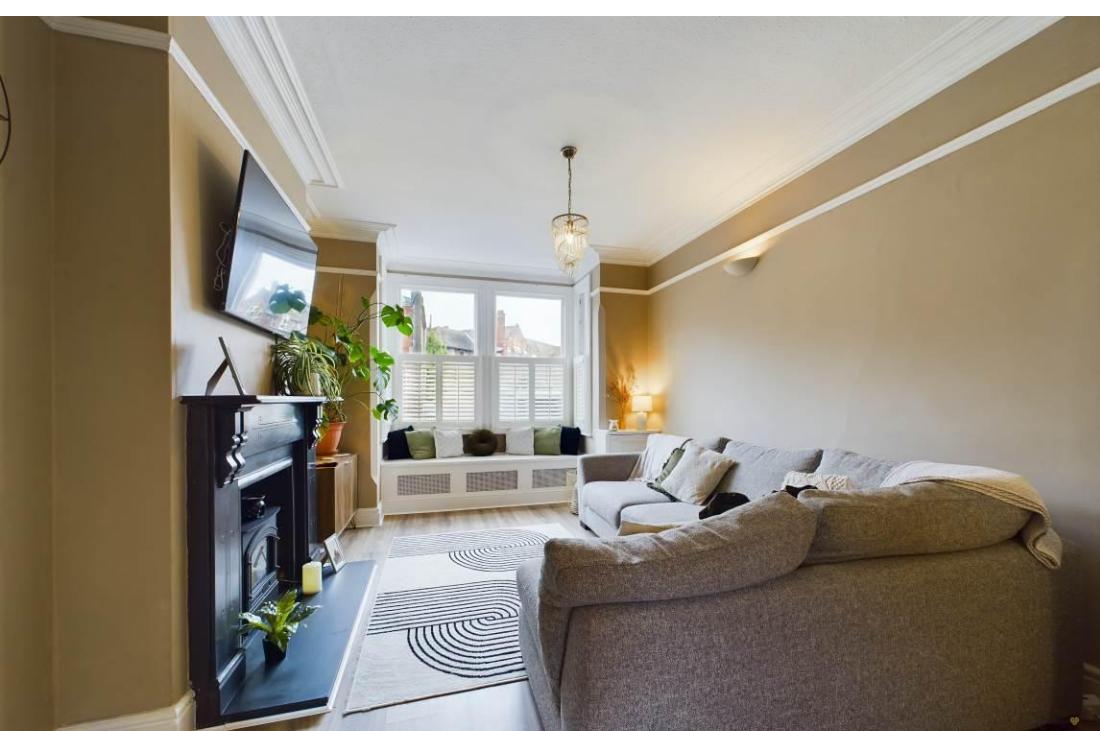


Bromley Street

Derby, DE22 1HJ

John
German





Bromley Street

Derby, DE22 1HJ

Offers in excess of £350,000

This lovely bay fronted home is perfect for those with an appreciation for period property with lovely elegant rooms, high coved ceilings, period style fireplace and sash windows. The area is particularly popular with professionals and young families and known for its great community spirit.

The property sits directly opposite the very popular Markeaton School. The street itself benefits from being a School Safe Haven Zone which restricts vehicle access during school pick up and drop off with exemption permits being available for residents. There is a great range of shops and services all within walking distance as well as Derby University, the city centre and the city parks. There is excellent public transport with a regular bus service as well as easy access to the road network via A6/A38/A50 and A52/M1.

Entrance to the property is via the front entrance hall with period coving, moulded archway and part wood panelled walls. Ceramic tiled floor, central heating radiator, staircase to the first floor landing and a stripped panelled door opening into the ground floor reception rooms.

The dining room has ornate coving, picture rails, a single glazed sash window to the rear elevation with built-in half shutters, laminate flooring, radiator, stripped panelled door giving access into the dining kitchen and an open archway leading into the lounge.

The stunning lounge has a period style feature fireplace with a coal effect gas stove-style burner, slate hearth and ornate slate mantle. The bay window overlooks the street with sash windows, a built-in box seat and built-in half shutters, wooden picture rail, ornate coving, central heating radiator, TV point and built-in meter cupboard.

The spacious dining kitchen sits to the rear of the property and has been fully refurbished and is fitted with a range of wall, base and drawer units with matt black ironware, display shelving, quartz effect work tops, inset one and a half bowl sink unit with mixer tap, space and plumbing for a washing machine, integrated dishwasher, integrated electric oven and four ring hob with extractor canopy over and a single glazed window to the side elevation. There is a useful under-stairs storage cupboard and ceramic tiling running through to a slightly raised dining area with plenty of room for a generous family dining table, central heating radiator, French doors opening out onto the rear garden and a TV point.

On the first floor, a split level landing has a feature stained glass skylight window that throws natural light borrowed from a skylight in the loft down onto the landing where there is an original built-in storage cupboard and stripped doors giving access to all three bedrooms and bathroom.

The master bedroom is a stunning room with a fabulous deep bay with sash windows, slatted blinds, central heating radiator and a TV point.

There are two further smaller double bedrooms with central heating and sash windows facing the rear elevation.

The bathroom completes the accommodation and is fitted with a lovely period style suite featuring a roll top bath with chrome claw feet and Victorian-style shower mixer attachment, low flush WC, pedestal wash hand basin and a fully tiled corner shower enclosure. Tongue and groove panelling to half height, ceramic tiled flooring with under floor heating, chrome heated towel rail and a single glazed sash window to the side elevation.

Outside to the front of the property there is a walled forecourt garden which is low maintenance and has paved area leading to the front door.

To the rear is a lovely walled garden with a paved patio area leading onto a lawn with herbaceous shrubs.

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

Property construction: Traditional

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/>

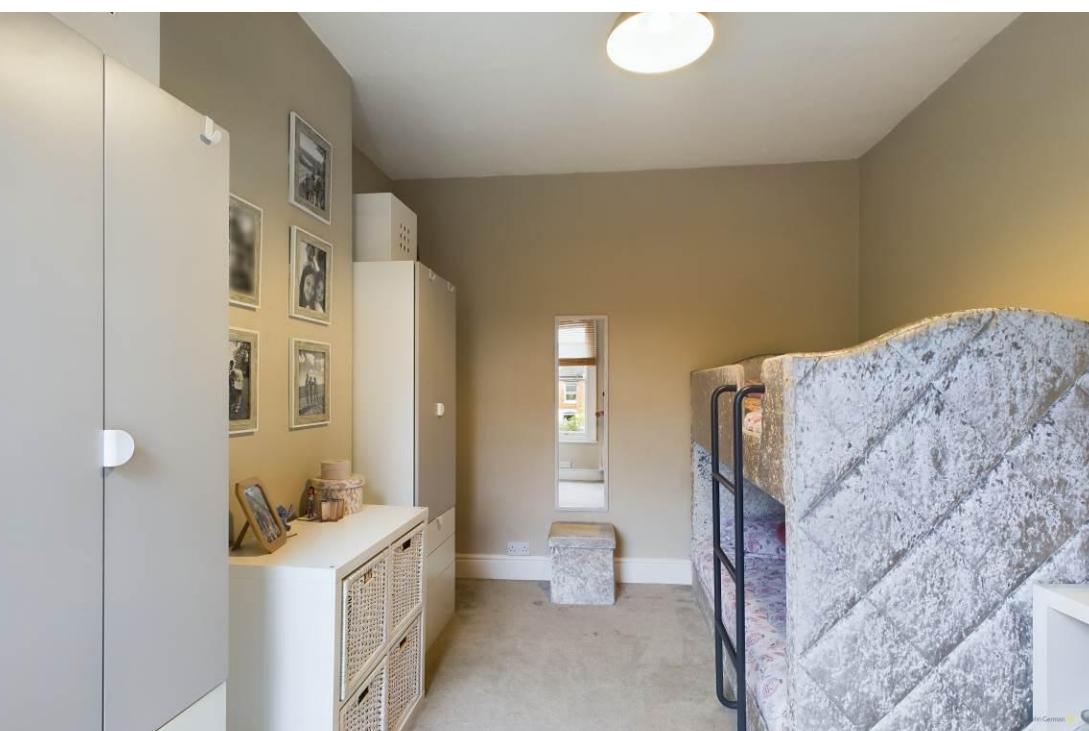
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

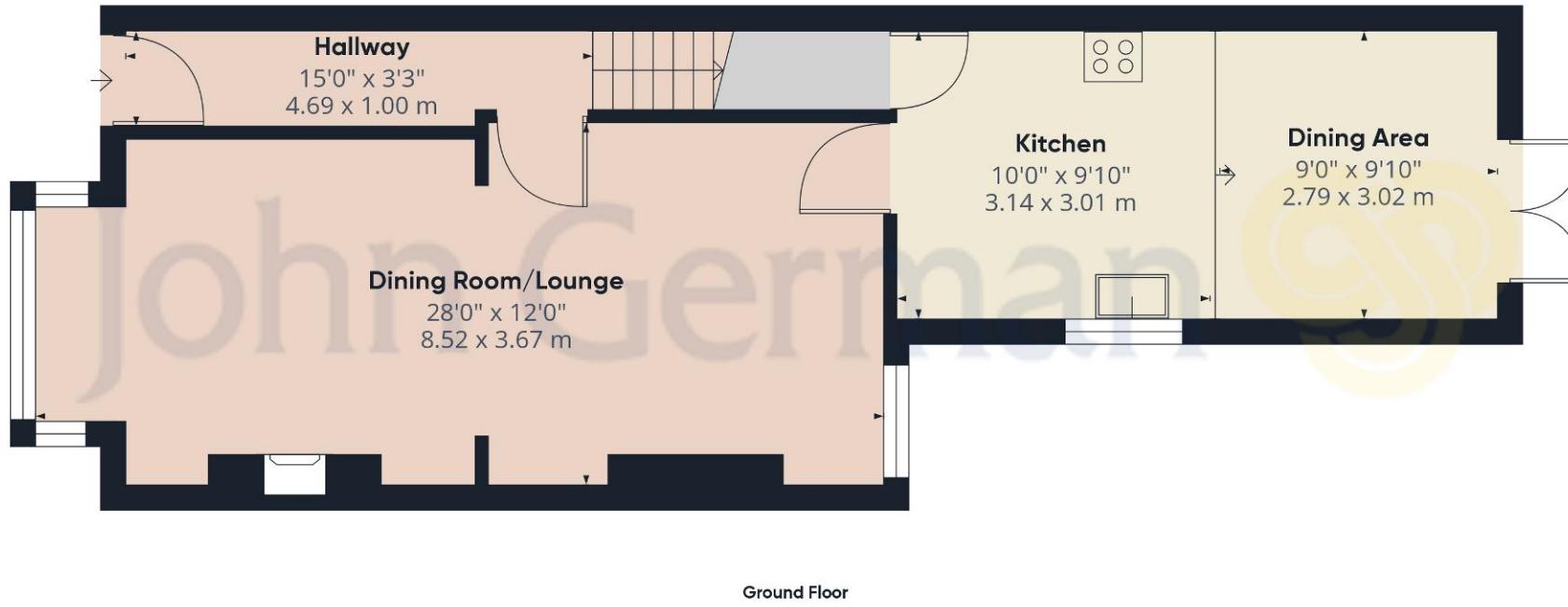
Local Authority/Tax Band: Derby City Council / Tax Band C

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

Our Ref: JGA/170724







Approximate total area⁽¹⁾

1146.03 ft²
106.47 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.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. 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.

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.

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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		85 B
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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