

This lovely property has been subject to a number of modern improvements 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.

£230,000



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.

Entrance to the property is via a recently replaced composite entrance door with a double glazed top light, leading into the front reception room with wood effect flooring that runs throughout the ground floor living spaces, uPVC double glazed window to the front and the original fireplace opening remains making a great focal point for the room with a wooded mantle over.

The inner lobby has stairs rising to the first floor and leading through into the main sitting room where there is a log burning stove with tiled hearth and a rustic wood effect lintel above. There is an opening directly into the kitchen a uPVC double glazed window to the rear and a door leading down to the cellar which extends underneath the front reception room.

The modern kitchen has been refitted in recent years with a cream shaker style base and eye level units with accent lighting, roll edge worksurfaces, inset stainless steel sink unit with mixer tap, induction hob with tiled splashback and extractor hood over, eye level oven and integrated microwave, integrated fridge, freezer and dishwasher, large uPVC double glazed window to the side, open plan to the Utility Room.

The utility room is fitted with matching worksurfaces and a matching wall unit concealing the central heating boiler, plumbing for washing machine, rustic open shelving, uPVC double glazed window to the rear and matching rear entrance door leading out to the rear patio and a door through to the ground floor cloakroom

The cloakroom is fitted with a low flush WC and a vanity washbasin storage beneath, uPVC double glazed window to the rear.

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

The main bedroom is a fabulous size with a uPVC double glazed window overlooking the front elevation and features an en-suite shower room with a low flush WC, vanity washbasin and a fully tiled shower with low profile shower tray.

Bedroom two is also a double room with a uPVC double glazed window to the rear and an original cast-iron fireplace.

Completing the accommodation is the bathroom which has been fitted with a modern four piece suite comprising panelled double ended bath, wall mounted vanity washbasin with storage beneath, low flush WC and a walk-in double shower.

Outside a shared entry to the side of the property leads to a fully enclosed rear garden with paved patio adjacent to the rear of the house leading onto a lawned garden with a timber deck at the end of the garden and pergola. The garden has the added benefit of not being overlooked from the rear.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** On street permit parking

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains

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

Broadband type: Fibre

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

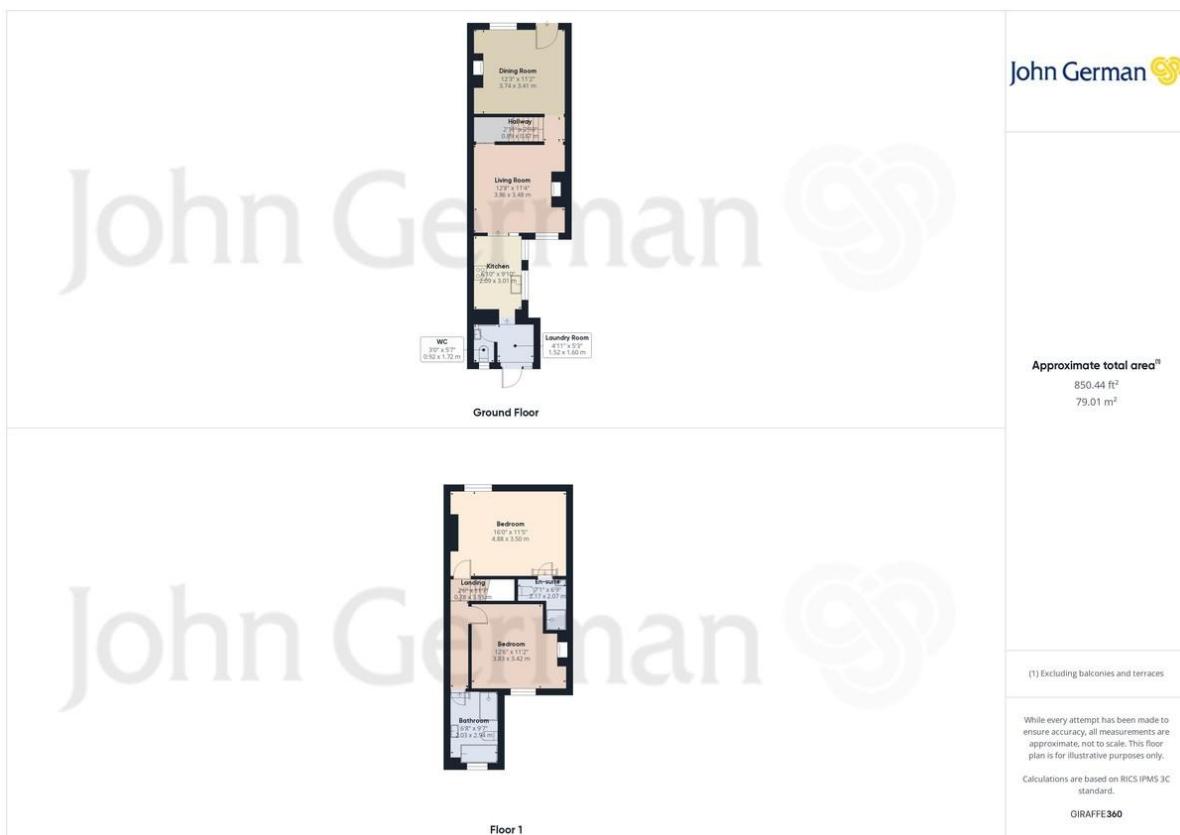
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JG13012025

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

arla
propertymark
PROTECTED

naea
propertymark
PROTECTED

tsj
The Property
Ombudsman
APPROVED CODE
TRADING STANDARDS.UK

John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

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

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.