

# North Parade

Derby, , DE1 3AY



Late Victorian three bedroomed palisaded villa situated close to Darley Park occupying an ever popular location within the highly desirable Strutts Park Conservation Area of Derby. The deceptively spacious accommodation which is fully furnished, benefits from gas central heating, some double glazing and a wealth of original features.

£795 pcm

**John German**   
— incorporating —  
Sowter & Brown

**FULL DESCRIPTION** Late Victorian three bed roomed palisaded villa situated close to Darley Park occupying an ever popular location within the highly desirable Strutt's Park Conservation Area of Derby. This location allows for easy access to a full range of amenities in Derby city centre, including the architecturally impressive Cathedral Quarter, Assembly Rooms in the Market Square, leisure facilities on Queen Street, restaurants and bars along Friar Gate and the IntuShopping Centre.

The deceptively spacious accommodation which is fully furnished, benefits from gas central heating and a wealth of original features. Comprising entrance vestibule with door leading to inner hall and staircase leading to the first floor and access to cellar, front lounge with feature decorative fireplace, separate family room/dining room, breakfast room and fitted kitchen with range of appliances. To the first floor there are two double bedrooms and a bathroom with WC and a separate shower room with WC. A staircase leads from the landing to a large attic bedroom.

Outside, the property benefits from a small fore garden and an enclosed private rear garden area. On-street car parking to the front.

Also worthy of note is the excellent transport links with fast access onto the A6, A38, A52 which make the property within commuting distance of other regional centres and the main M1 motorway. For

those who enjoy the outdoors, Darley Park is on the doorstep of this property and provides pleasant walks along the banks of the River Derwent.

**ENTRANCE VESTIBULE**

With tiled floor and half tiled walls, glazed door leading to the:

**HALLWAY**

With galleried staircase leading to the first floor, coat hanging space and access to:

**CELLAR**

Providing ample storage, power and light.

**LOUNGE** 14'3 x 12'0 4.34m x 3.65m (measurement taken to the centre of the bay window)

With walk-in bay window overlooking the front elevation, polished wooden floor. With chimney breast with feature period fireplace.

**FAMILY ROOM / SEPARATE DINING ROOM** 12'0" x 11'11" 3.65m x 3.35m

Useful reception room with double glazed window overlooking the rear elevation, polished wooden floor and radiator, handy storage cupboard.

**BREAKFAST ROOM** 10'11" x 9'8" 3.04m x 2.74m

Attractive room with laminate flooring and door leading to the side

**Floor Plan Clause**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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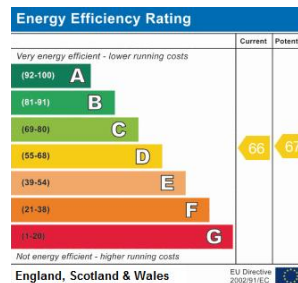
**Agents' Notes**

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit:

<http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give any warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings 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. None of these services or appliances to the property have been tested.

**Measurements**

Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



**John German**

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