

Fletcher & Company

21 St. Pauls Road, Derby, DE1 3RS

Offers Around £300,000

Freehold



- Charming Period Residence
- Three Storey
- Two Reception Rooms
- Extended Kitchen
- Four Bedrooms
- Well-Appointed Bathroom
- Low Maintenance Garden
- Garage
- Overlooking Green
- Viewing Essential





Summary

This is a stunning, three storey, four bedroom, terraced residence overlooking attractive Chester Green.

The property is superbly presented throughout and is extremely stylish with accommodation comprising entrance hall, lounge with feature fireplace, separate dining room, extended kitchen, two first floor bedrooms and a well-appointed bathroom plus two second floor bedrooms.

Outside, the property has a low maintenance garden and garage.

F&C

The Location

The property's location is sure to appeal as it overlooks the green and children's play area as well as being close to Darley Park with some delightful walks, Darley Abbey Mills with a selection of bars and restaurants, footpath into Derby City centre and easy access to Pride Park and the train station.

Accommodation

Ground Floor

Entrance Hall

11'7" x 3'11" (3.55 x 1.20)

A panelled entrance door with glazed fan light over provides access to hallway with central heating radiator, feature wood panelled wall, decorative coving.



Cozy Lounge

12'0" x 10'8" (3.68 x 3.27)

With feature bespoke brick chimney breast with raised tile hearth and cast iron log burner, central heating radiator, decorative coving, ceiling rose and double glazed windows front with bespoke shutter.



Separate Dining Room

14'7" x 11'11" (4.47 x 3.65)

Having a feature cast iron fireplace with attractive tiled hearth, feature wood panelled wall, central heating radiator, decorative coving, panelled and glazed door leading to staircase to first floor, useful storage cupboard, double glazed window to rear and doorway to kitchen.



Extended Kitchen

18'4" x 6'1" (5.60 x 1.86)

With the addition of a stylish lantern roof allowing for plenty of light, double glazed windows to rear and side, marble effect preparation surfaces, tiled surrounds, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, space for range cooker with extractor hood over, two built-in fridges, freezer, dishwasher and space for washing machine.



First Floor Landing

12'2" x 2'9" (3.73 x 0.84)

An L-shaped passageway landing with useful storage cupboard.

Bedroom One

14'8" x 11'9" (4.48 x 3.59)

Having a central heating radiator, decorative coving, picture, recessed ceiling spotlighting and double glazed window to front bespoke shutters.



Bedroom Two

10'4" x 8'8" (3.17 x 2.65)

With central heating radiator and double glazed window to rear.



Bathroom

9'8" x 5'6" (2.95 x 1.70)

Partly tiled with a stylish suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, panelled bath with shower attachment, separate shower cubicle, ladder style radiator, recessed ceiling spotlighting and double glazed window to rear.



Second Floor Landing

2'9" x 2'8" (0.84 x 0.82)

A small landing.

Bedroom Three

13'9" x 8'0" (4.20 x 2.45)

Having a central heating radiator, useful storage cupboard and window overlooking green.



Bedroom Four

13'7" x 9'2" (4.15 x 2.80)

With central heating radiator and two double glazed Velux windows to rear.



Outside

To the way of the property is a stylish, low maintenance garden with stone patio/terrace, timber gazebo, timber fencing, brick walling and rear gate leading to the detached single garage.

To the front is a low maintenance gravel garden with fabulous views over the green.



Council Tax Band C





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1174 ft²
108.8 m²

Reduced headroom

54 ft²
5 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	