

12 St. Pancras Way, Derby, DE1 3TH

Offers Around £230,000

Freehold



- Modern, Three Bedroom, Semi-Detached House
- Good Sized Driveway
- Good Sized Garden to Rear
- Entrance Hall & Fitted Guest Cloakroom
- Fitted Kitchen
- Lounge/Dining Room
- Three First Floor Bedrooms & Bathroom
- Popular Location
- Close to Darley Park & Chester Green
- Excellent Amenities Within Close Proximity





Summary

A well-presented, three bedroom, semi-detached, modern residents occupying a quiet cul-de-sac location on desirable Chester Green.

The property has double glazing and gas central heating and the accommodation comprises entrance hall, fitted guest cloakroom, fitted kitchen, lounge/dining room, three first floor bedrooms and a bathroom.

There is a good sized rear garden and a low maintenance fore-garden. The property benefits from a driveway to the front providing ample off-road parking.

F&C

The Location

Chester Green is a popular location just outside of Derby City centre and offers easy access to a full range of amenities. There is a beautiful open green with children's recreational area and easy access to Darley Park and walks along the River Derwent. The property is in close proximity of the train station and Pride Park.

Accommodation

Ground Floor

Entrance Hall

10'8" x 6'0" (3.26 x 1.85)

An entrance door provides access to hallway with central heating radiator and staircase to first floor with understairs storage area.

Fitted Guest Cloakroom

6'2" x 2'6" (1.89 x 0.78)

Appointed with a low flush WC, pedestal wash handbasin, central heating radiator and double glazed window to front.

Kitchen

9'0" x 7'5" (2.75 x 2.27)

Comprising wood block preparation surfaces with tiled surrounds, inset ceramic one and a half sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset five plate gas hob with built-in oven and extractor over, appliance space suitable for fridge freezer, integrated washing machine, integrated dishwasher and double glazed window to front.



Lounge/Dining Room

16'6" x 15'5" (5.04 x 4.71)

Having a central heating radiator, spacious dining area suitable for a dining table and lounge area with double glazed window and French doors to garden.



First Floor Landing

6'4" x 2'7" (1.94 x 0.80)

With access to a spacious loft space.

Bedroom One

15'3" x 10'2" (4.67 x 3.11)

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



Bedroom Two

7'11" x 7'9" (2.42 x 2.37)

Having a central heating radiator and double glazed window to front.



Bedroom Three

10'2" x 7'2" (3.10 x 2.20)

With central heating radiator and double glazed window to front.



Bathroom

6'7" x 4'8" (2.03 x 1.43)

Partly tiled and appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, bath with shower over, chrome towel radiator and double glazed window to side.



Outside

To the front of the property is a low maintenance, gravelled garden with shrubs and an adjacent tarmac driveway. There is gated access to the rear.

To the rear of the property is a patio, good sized lawn with herbaceous borders and raised beds. The garden is bounded by timber fencing and there is a pleasant open outlook.



Council Tax Band C



369 ft²
34.2 m²

(1) Excluding balconies and terraces.

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

GIRAFFE360



344 ft²
32 m²

(1) Excluding balconies and terraces

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Derby
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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		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	