

St. Pauls Road, Derby

aksresidential.com

£265,000



This property at a glance:



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1



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Watch the video



St. Pauls Road, Derby



Sam says:

"I fell in love with this house the moment i walked in! It's so cosy and has been finished beautifully. The living room with its beautiful high ceilings looks out to the green and has a really lovely feature fireplace. The kitchen and dining room is open plan to the rear of the home and is so nicely done. The kitchen has a real country kitchen feel to it and has the benefit of a utility room too, where the current owners have their white goods for laundry. The dining area is spacious and there's another feature fireplace there too, as well as access upstairs where there are two good sized double bedrooms. The main bedroom looks out to the green at the front of the home and the second bedroom has a useful storage cupboard. The family bathroom has got to be my favourite part of this home, with the freestanding bath, double shower and tasteful decor, it's just gorgeous! There's a real bonus with this home too, a single driveway! Which for a terrace property in this area is a rarity! Outside, the courtyard garden is a private and inviting space with room for dining furniture and a useful brick build shed. For a first time buyer, couple or even a small family, this would make a perfect cosy home where you wouldn't have to lift a finger from day one!"



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Did you spot...

This home has been renovated to a high standard and overlooks the green



A message from the seller:

"The house is in a great spot in Chester Green, overlooking the green. It's so nice to have an uninterrupted view from your bedroom/living room. There's no road to the front so it's a very quiet and peaceful spot. There's a wonderful community atmosphere and the area is ideal for walking into the green, Darley abbey and town. Perfect for dog walkers, joggers and young families. There's a private driveway for secure parking which isn't usual for a terrace in this area! It's a Victorian property with wonderful curb appeal, beautiful frontage and plentiful hydrangeas all summer and autumn! Inside there are period features including original floorboards, coving and ceiling roses. Renovated with this in mind!"





Floor Plan



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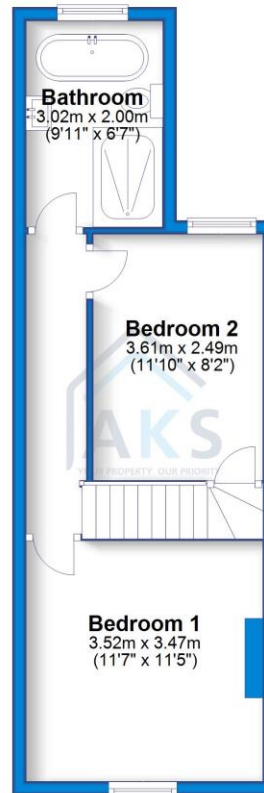
Ground Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.3 sq. feet)



Total area: approx. 71.0 sq. metres (764.6 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- EPC RATING D
- VIEWS OVER A BEAUTIFUL GREEN SPACE
- LOTS OF UPDATING CARRIED OUT BY THE CURRENT OWNER
- CLOSE TO AMENITIES AND SHORT DISTANCE FROM THE CITY
- DRIVEWAY PARKING FOR 1 VEHICLE
- 2 DOUBLE BEDROOMS



About the area:

Chester Green, also known as Little Chester is situated just over half a mile from Derby City Centre and is on the banks of the River Derwent. The local shops and amenities in the vicinity of the property include local newsagents as well as takeaway restaurants. It is a popular location and ideal for commuters with easy access to the A38 north and southbound, A52 leading to the M1, the City Centre and Derby Train Station.



Schools:

The local primary school is Beaufort Community Primary School with the Da Vinci Academy in the neighbouring village of Oakwood.



Don't miss out on the chance to own this incredible property!

To book a viewing with
Sam call
01332 30 30 30

[Click here](#) to watch the property video

