

Fletcher & Company

2 St Marys Mews, Off North Parade, Derby, DE1 3AQ

Offers Over £200,000

Freehold



- Two Bedroom Semi-Detached Bungalow
- Tucked Away in a Quiet Location
- Strutts Park Area
- Two Allocated Parking Spaces
- Low Maintenance Enclosed Garden
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Inner Hallway Leading to Two Bedrooms & Bathroom
- Convenient for Excellent Amenities & Beautiful Darley Park
- Offered with No Upward Chain





Summary

Two bedroom semi-detached bungalow occupying a fabulous location, tucked away off North Parade and close to Derby City Centre - Offered with no upward chain.

This is a superbly positioned, two bedroom semi-detached bungalow occupying a quiet and sought-after location off North Parade in the Strutts Park area of Derby.

The property benefits from two allocated off road parking spaces and also has a pleasant low maintenance garden.

Internally, the accommodation comprises hall, spacious lounge/dining room, fitted kitchen and inner hallway leading to two bedrooms and a bathroom.

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The Location

The property's location is a stone's throw from beautiful Darley Park and the River Derwent. A pathway from the park runs into Derby City Centre, Iron Gate and Cathedral Quarter with its particularly appealing architecture, offers excellent facilities including restaurants, cafés, bars and shops as well as the larger Derbion Shopping Centre.

Accommodation

Hall

5'3" x 4'1" (1.61 x 1.25)

Panelled and double glazed entrance door provides access into the hall with central heating radiator, double glazed window to the side and panelled door to the lounge/dining room.

Spacious Lounge/Dining Room

14'1" x 12'10" (4.31 x 3.93)

With feature fireplace with decorative surrounds, raised hearth and living flame gas fire, central heating radiator, decorative coving and uPVC double glazed French doors with matching side lights opening onto the low maintenance garden.



Fitted Kitchen

8'2" x 7'8" (2.50 x 2.35)

With solid wood worktop and tiled surrounds, ceramic inset sink unit, fitted base cupboards and drawers, appliance spaces suitable for a freestanding cooker, washing machine and fridge/freezer, central heating radiator, roof light and feature glass block wall to the rear.



Inner Hallway

With a useful storage cupboard, access to loft space and doors to two bedrooms and bathroom.

Bedroom One

9'10" x 9'7" (3.00 x 2.93)

With central heating radiator, fitted wardrobe and double glazed window to the side.



Bedroom Two

11'6" x 6'9" (3.51 x 2.08)

With central heating radiator, fitted cupboard and double glazed window to the front.



Bathroom

8'2" x 5'11" (2.49 x 1.82)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, bath with integrated shower over and further hand shower attachment, ladder style radiator, extractor fan and recessed ceiling spot lighting.



Outside

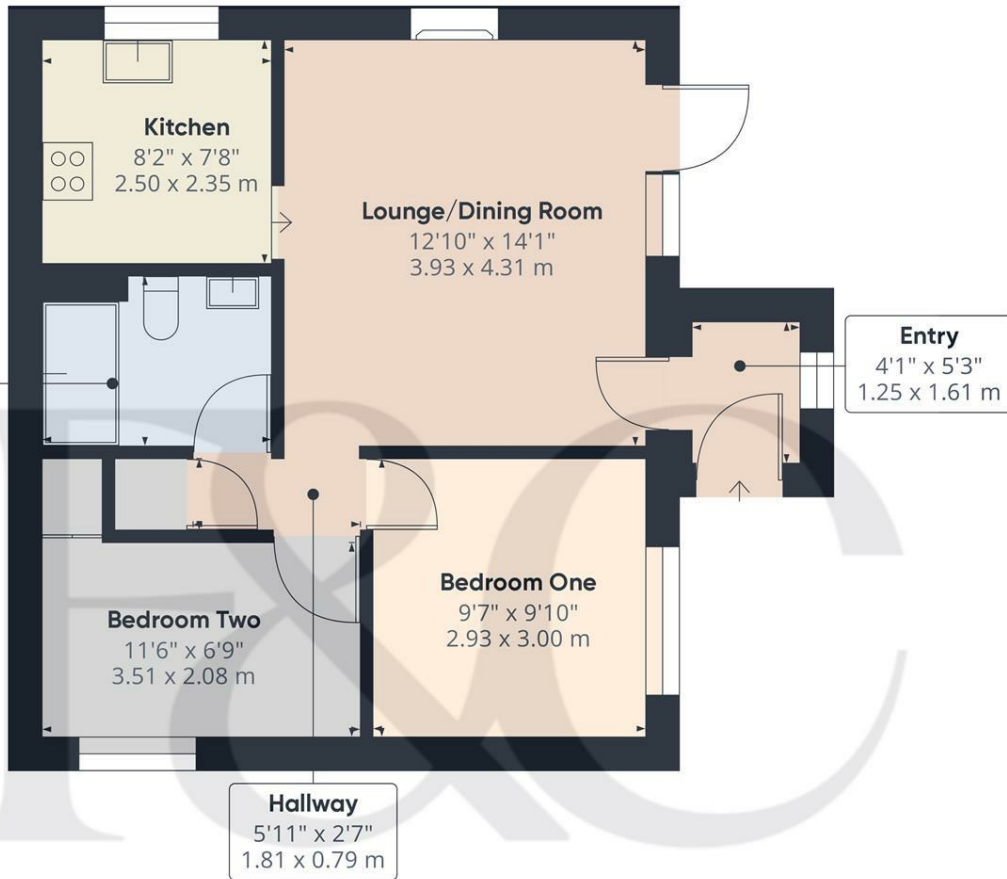
To the side of the property is a pleasant low maintenance garden featuring a stone patio and raised wood-edged herbaceous borders containing plants and shrubs, bound by timber fencing.



Car Parking

The property also benefits from two allocated car parking spaces, one to the front and the other to the side.

Council Tax Band B - Derby



Approximate total area⁽¹⁾
529.27 ft²
49.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(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	