

Badgerdale Way

Derby, DE23 3ZA

John German





Badgerdale Way

Derby, DE23 3ZA

£300,000

Beautifully presented three storey semi detached town house, having been subject to an extensive refurbishment by the current owners and finished very high standard. Located in the sought-after area of Heatherton Village. Ideal for a first time buyer, family or investor.



The property features off road parking, uPVC double glazing and gas central heating. In brief, the accommodation comprises entrance hall, ground floor shower room, home office/ground floor bed room three, utility room, first floor landing, open plan lounge/diner with Juliet balcony windows to front and rear, modern kitchen, second floor landing, two further bedrooms, both having fitted wardrobes and refitted stylish en-suite shower room to master, family bathroom having a luxury four-piece suite.

To describe the property in more detail starting in the main entrance hall with wood effect flooring and stairs rising to the first floor, useful under stairs storage cupboard and doors lead off to the ground floor living spaces. The ground floor shower room is fitted with a low flush WC, pedestal wash basin with tiled splashback and a fully tiled shower enclosure, window to the front and wood effect flooring. Ground floor bedroom three has LVT flooring and uPVC double glazed French doors opening out onto the rear patio. Completing the ground floor accommodation is the utility room which is fitted with a range of modern high gloss base and eye level units with roll edge work surfaces with matching upstands, stainless steel sink unit with mixer tap, concealed boiler, additional appliance space, tiled floor and part double glazed rear entrance door.

On the first floor, carpeted stairs lead to a landing with a second set of stairs rising to the second floor and door leading to the open plan first floor living accommodation. The lounge features a Juliette balcony window overlooking the front elevation with a spacious seating area and wood effect flooring running through to the dining area which has a matching Juliette window overlooking the rear garden. The kitchen is set off to the side and has been fitted with a range of modern high gloss base and eye level units with granite worktops, inset one and a half bowl sinks with a mixer tap with a pull-out spray attachment, integrated dishwasher and built-in electric oven, induction hob, brushed aluminium splashback and chimney extractor hood. There is space for a fridge freezer, tiled floor and window to the rear.

On the second floor, the landing has a built-in airing cupboard and doors leading off to the remaining bedrooms, both of which are good double rooms with fitted wardrobes. The master bedroom has a refitted en-suite shower room comprising concealed flush WC, wall mounted vanity wash basin with storage under, mirrored medicine cabinet above (available by separate negotiation), matching additional storage, a double shower enclosure and window to the side. The main family bathroom has also been refitted with a full four-piece suite comprising concealed flush WC and bidet, vanity wash basin with storage beneath, panelled bath with shower over and glass screen, fully tiling, chrome heated towel rail, mirrored cabinet (available by separate negotiation) and window to the rear.

Outside, to the front of the property is a driveway providing off road parking as well as access to the integral garage with a second parking space set at right angles to the driveway. The EV charger is available by separate negotiation. Lawned gardens extend behind the second parking space and along the side of the property (there is plenty of potential to create further parking if required). A secure gate gives access to the enclosed, tiered rear garden with patio area and fence boundaries. Badgerdale Way is conveniently situated with access to local amenities including shops, schools, public transport routes, recreational facilities and useful road links via the A38, A50 and A52 networks. There is also good access to the Royal Derby Hospital, Rolls-Royce, Alstom and East Midlands Airport.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band B

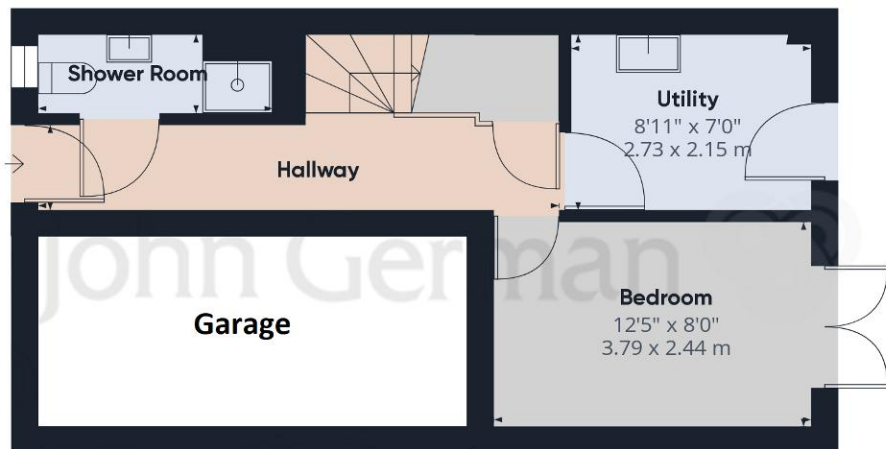
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.derby.gov.uk

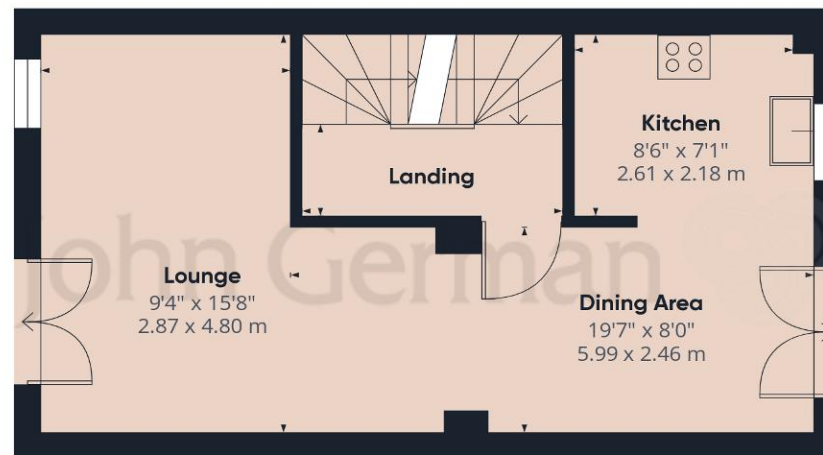
Our Ref: JGA/24092024



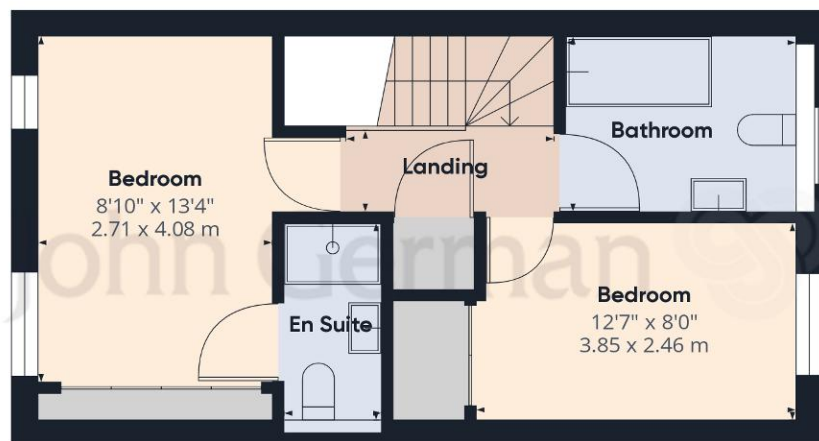




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1088.88 ft²

101.16 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales 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, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

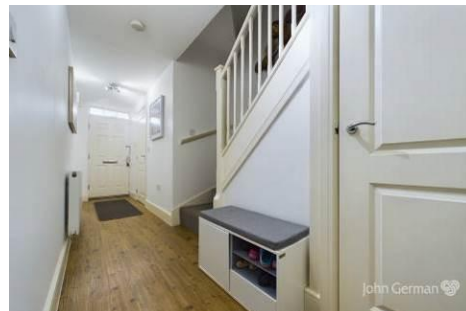
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



