

# Richmond Park Road

Mackworth, Derby, DE22 4PL

John  
German









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Mackworth, Derby, DE22 4PL

£280,000

A spacious modern semi-detached property in Mackworth providing great value accommodation ideally suited to a growing family. The property is well placed for access to local amenities, local schools at primary and secondary level and has good road links with Derby City and the A38/A52/M1.



Step inside the front entrance hall with stairs to the first floor and doors off to all ground floor rooms including the ground floor WC which is fitted with a pedestal wash basin and a low flush WC with bidet hose, window to the front.

The spacious dining kitchen is perfect for a family, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with mixer tap and window above, extended tiled splashbacks, built-in electric oven with electric hob, brushed aluminium splashback and extractor hood over plus an integrated dishwasher. The tiled floor runs through to a generous dining area.

The lounge sits overlooking the rear garden and spans the full width of the property with French doors opening out onto the rear patio.

On the first floor doors lead off the central landing to two excellent double bedrooms, a nicely proportioned single bedroom as well as the main family bathroom which is fully tiled and fitted with a low flush WC with bidet hose, wash hand basin, bath with shower over, extractor fan, heated towel rail and window to the front.

A second set of stairs lead off the main landing to the second floor landing with loft access and door to bedroom one.

The master bedroom is a really luxurious size having fitted wardrobes and a large dormer window to the front. The en suite has a Velux window and is fitted with a corner shower, low flush WC with bidet hose, pedestal wash basin and a chrome heated towel rail

Outside there are two side by side parking spaces in front of the property. Gated access to the side leads into the fully enclosed rear garden being mainly laid to lawn with ornamental borders, a paved patio area adjacent to the house and a second decked seating area at the end of the garden and next to a large timber summerhouse (available by separate negotiation).

**Note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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](http://www.gov.uk/government/organisations/environment-agency)

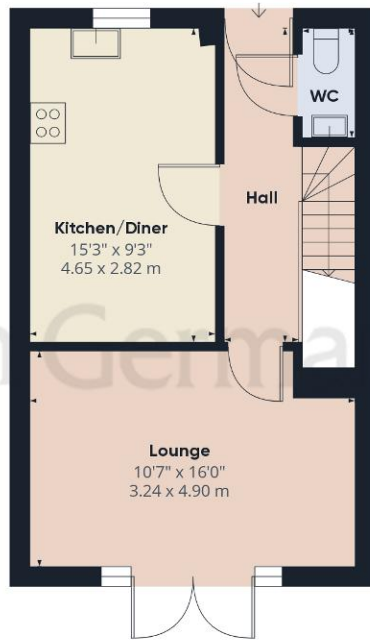
**Our Ref:** JGA/24022025

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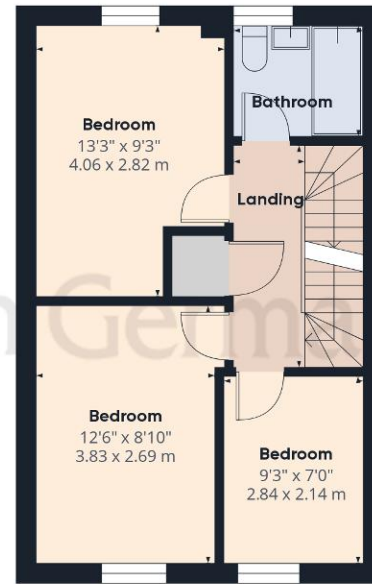




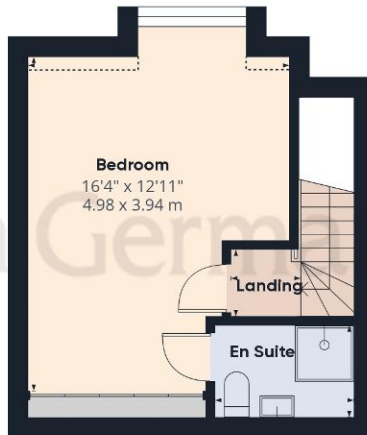




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1037.42 ft<sup>2</sup>

96.38 m<sup>2</sup>

**Reduced headroom**

4.66 ft<sup>2</sup>

0.43 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### 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

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**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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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