

# St. Johns Terrace

Derby, DE1 3LJ

John German









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£385,000

Set amongst some of Derby's historic old buildings on the edge of the city centre with a tranquil brook frontage sits this charming Grade II listed Georgian end townhouse. Providing spacious accommodation having been subject to a comprehensive and stylish scheme of refurbishment.

Dating back to the late 18th century and representing a fine example of elegant Georgian design effortlessly combined with modern fittings and beautifully presented throughout. The location is truly unique creating an Oasis in the centre of Derby from which you can immediately access great amenities. Properties of this calibre, in such fabulous condition rarely come to market, we highly recommend that you arrange an in person viewing as its nearly impossible to capture the magic of this fabulous home on camera.

Entrance into the property is via an attractive timber panelled door having a nickel plated door knocker and a multi panel top light over which cast beams of sunlight in to the spacious entrance hall with beautiful parquet flooring throughout. Stairs lead to the first floor with an open recess beneath having fitted cupboards and drawers, high ceilings with inset downlighters and a vertical radiator.

A lovely sitting room lies to the left hand side of the hallway with a continuation of the beautiful parquet flooring, a log burning stove recessed into a chimney breast with a large stone hearth and a sash window provides views over the front of the property and to the brook beyond complimented by modern shutter blinds. There are inset downlighters to the high ceiling, an exposed beam and a central heating radiator. The sitting room extends to form a cosy corner perfect as a recessed study area having a fitted wooden desktop and radiator.

On the opposite side of the hallway is a second spacious reception room also with a continuation of the beautiful parquet flooring, ample space for a dining table and chairs, deep bay with sash windows complimented by modern shutter blinds, elegant fireplace with gas fire and granite hearth, built in cabinet, high ceilings and vertical radiator. Open plan access into the superb open plan dining kitchen fitted with an excellent range of storage units with wooden work surfaces, composite sink and drainer, double electric undercounter oven, gas hob with extractor fan over, integrated appliances include a fridge, freezer, dishwasher and washing machine, matching island and breakfast bar with storage beneath. High ceilings with inset downlighters and exposed beams, superb bi-folding doors open to the rear patio. There are two additional pantry units providing excellent and practical storage space also housing the Vaillant modern combination boiler with space for an additional appliance.

On the first floor a galleried landing has a sash window with lovely views over the brook complimented by modern shutter blinds, polished wooden floorboards with fitted carpet runner, high ceilings with inset downlighters plus access into a useful loft area with pull down ladder and light.

Bedroom one is a spacious double room with polished wooden floorboards, high ceilings with inset downlighters, a sash window complimented by modern shutter blinds provides great views over the brook. The bedroom has a walk-in dressing room accessed by twin opaque glazed doors, wooden flooring, hanging rails, shelving, inset ceiling downlighters and a radiator. If desired this room could be converted into an en-suite.

Bedroom two is also a spacious double again with attractive polished wooden floorboards, feature exposed brick chimney breast and display recess with stone hearth, high ceilings with inset downlighters, sash bay window complimented by modern shutter blinds sharing the same fine aspect as bedroom one, and a tall vertical radiator.

The third bedroom is also a double fitted with wood effect Amtico flooring, high ceiling with inset downlighters, rear facing double glazed window, fitted shelving to each chimney alcove and a central heating radiator.

The spacious well-appointed bathroom has a quality suite comprising a deep bath with mains shower over, screen and surrounding tiled walls, floating wash basin and WC with hidden cistern within a tiled surround, shelf and sill, double glazed window, extractor fan, high ceilings with inset downlighters, wood effect Amtico flooring and a tall vertical radiator.

Outside to the front of the property is a block paved driveway for one car and a lawned front garden offering potential for additional parking. There is also a (City Council) residents permit parking scheme on Bridge Street. Across the gravelled driveway steps lead to a delightful brook side garden which sits along the banks of Markeaton brook with views of St John's Church and up to Nuns bridge. The garden has a generous paved patio, a lawn and attractive planting. This tranquil setting is the perfect spot to while away a summer afternoon with a good book and a glass of something chilled. The pretty rear courtyard is enclosed with a paved patio accessed from the bi-folding doors off the kitchen, providing plenty of space for outdoor seating and potted plants, there is a superb modern constructed timber building with power supply, potentially the perfect home office, wood store and gated access to the rear.

St John's Terrace is a private, gated cul-de-sac with a total of six properties where the residents have always enjoyed a real sense of community.

**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:**

**Parking:** Off road parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:**

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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28032025

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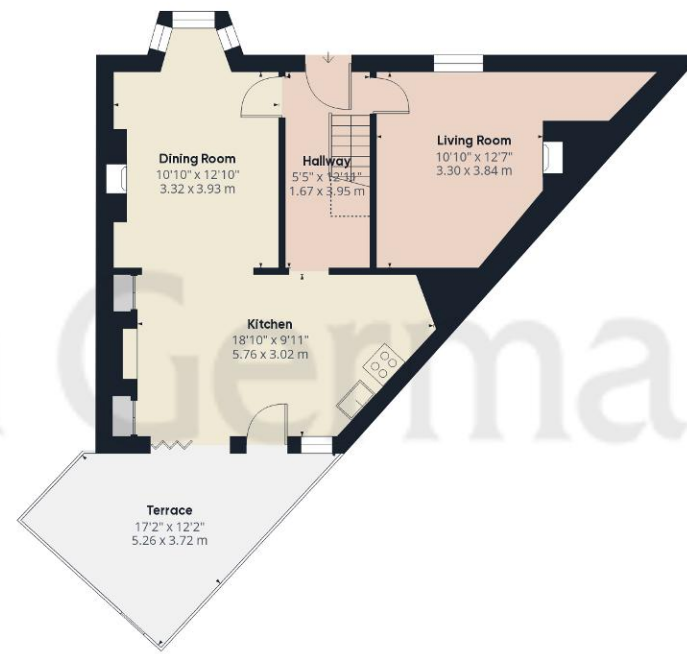




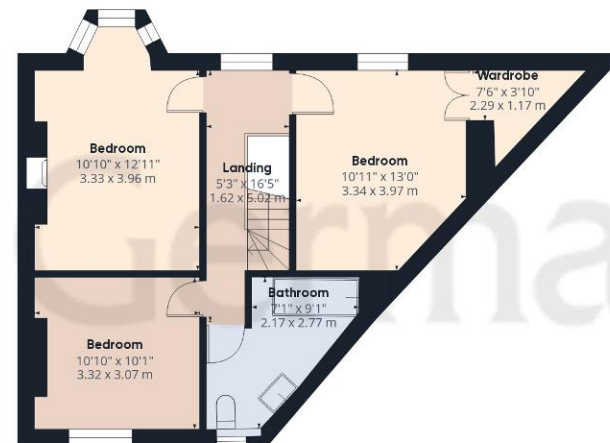








Ground Floor



Floor 1

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

1081.24 ft<sup>2</sup>

100.45 m<sup>2</sup>

**Balconies and terraces**

145.1 ft<sup>2</sup>

13.48 m<sup>2</sup>

**Reduced headroom**

14.27 ft<sup>2</sup>

1.33 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.

**GIRAFFE360**





## Agents' Notes

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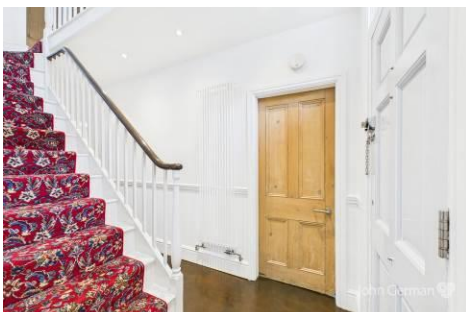
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