

St. Albans Road

Derby, DE22 3JQ



Very attractive bay fronted semi extended to the rear to create a large open plan kitchen and dining room as well as a utility area and ground floor WC, bay fronted lounge three first floor bedrooms and a family bathroom. Corner plot with gardens front and rear, driveway and detached garage.

£275,000

John German

St Albans Road is a great location with superb transport links with easy access to commuter routes A38/A50, its on a bus route with a regular service into Derby City Centre and nearby Mickleover and Littleover. Walking distance of Littleover village shopping centre, Aldi and The Royal Derby Hospital and just around the corner from Bemrose Primary School. Other local amenities include Rykneld Park which can be viewed out of the front windows of the property and there are a number of local eateries also within walking distance.

Entrance into the property is via a spacious entrance hall with the original dark oak wood flooring which has been beautifully maintained, stairs rise to the first floor landing with a built-in under stairs storage cupboard and doors lead off the ground floor living spaces. The lounge sits to the front of the house and features a lovely bay window overlooking the front garden and an elegant feature fireplace with a decorative cast-iron grate, tiled hearth and a wood surround.

To the rear of the house, the dining room has been extended into what would have originally been the kitchen creating a large open dining space which is open plan to the kitchen and with sliding patio doors opening out onto the rear garden.

The generous kitchen is an extension and is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, inset sink unit with mixer tap, tiled splashbacks, leaving space for a slot in double oven with an extractor hood over. A large window overlooks the side elevation and there is a matching entrance door to the garden. The kitchen is open plan to the utility area where there is space for fridge freezer dishwasher and washing machine, roll edge work surface window overlooking the rear garden. A door opens into the WC which is fitted with a wash basin and low flush WC and also houses the central heating boiler.

On the first floor a central landing has doors leading off to two double bedrooms both with fitted wardrobes and a third single bedroom. The main family bathroom is also located off the landing and fitted with a panelled bath with shower over, low flush WC and a pedestal washbasin, extensive tiling to splashback areas and a window to the rear.

Outside the property is set well back from the road behind a low boundary wall with gated access to a spacious low maintenance front garden. Gated access to the side

leads around to a fully enclosed landscaped rear garden with a paved pathway wrapping around the side of the house and creating a patio area adjacent to the dining room. The main lawn is slightly raised with a low boundary wall and gravelled borders and a path leading to a further slightly raised seating area this time covered with artificial grass, well-kept hedging provides excellent privacy to the sides, with fencing to the rear and a gate opening onto the driveway. The driveway provides off road parking and access to a detached brick built single garage.

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: Traditional

Electricity supply: Mains

Sewerage: Mains

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

Broadband type: Cable

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

Our Ref: JGA/11042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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