St. Katherines Court

Derby, DE22 3AY







This beautifully presented modern home offers stylish cosmopolitan living built to a contemporary design featuring a spacious open plan living space which is perfect for home entertaining. The location provides easy access to the city centre and city parks as well as excellent transport links.

£245,000



The property is located just a short walk from Derby City Centre which affords access to a full range of services, including comprehensive shopping and Leisure facilities and there are a great selection of restaurants and bars. Markeaton Park and Darley Park are with-in easy walking distance and there are excellent transport links nearby, with the A52 and A38 linking to the A50 and M1 motorway.

Entrance to the development is via secure electric gates with an intercom system. There are beautifully kept communal gardens to enjoy.

On entering this lovely home you will step into a spacious entrance hall with wood effect flooring and hanging space for coats, stairs rising to the first floor with a useful understairs storage cupboard. There is plenty of natural light coming from a window to the side as well as a long feature window to the stairwell and doors lead off to the ground floor guest WC and into the Utility room which also leads out into the garden.

The guest WC is fitted with a low flush WC and hand washbasin with an opaque glazed window to the front.

The utility room is fitted matching base and eye level units with roll edge works urface leaving space for a washing machine, tumble dryer and freezer. Wall mounted central heating boiler, part glazed entrance door to the garden.

The main living accommodation is located on the first floor off a light filled landing with a feature window overlooking the gardens and second set of stairs leading to the second floor. The generous living area has a Juliette window overlooking the communal gardens in front of the house with real wood flooring running through into the dining and kitchen areas. The Dining area has built-in storage cupboards, bench seating with overhead wall cupboards and a second Juliette window this time overlooking the rear garden. The kitchen area has been refitted with a range of shaker style base units with matching wall units, concreate worksurface, inset Belfast sink with mixer tap, herringbone style tiled splashbacks, integrated dishwasher, built-in oven with four ring gas hob, extractor hood over, space for fridge freezer, window to the rear.

On the second floor the bedrooms are arranged around a central landing along with a family bathroom which is fully tiled and fitted with a washbasin sat on a vanity wash stand with storage beneath, a low flush WC and a panelled spa bath with jets, shower over and a glass shower screen, chrome heated towel rail, wall mounted mirror and tiled floor.

The master bedroom overlooks the front elevation and has a large mirror fronted fitted wardrobe, the second double bedroom and a good sized third single bedrooms both overlook the rear garden.

Outside to the front of the property is a tamaced driveway and half carport providing off road parking for one car as well as access into the generous garage which has power and lighting as well as a courtesy door into the garden. The is a small low maintenance frontage and gated access along the side of the property into the rear garden. The rear garden is designed for low maintenance with a paved patio area leading onto a timber deck which is great for outdoor entertaining.

The site is maintained by Premier Estates at a current cost of £53.58 a month.

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: Car port and garage

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/

 $\textbf{Local Authority/Tax Band:} \ \mathsf{Derby City Council} \ / \ \mathsf{Tax Band D}$

 $\textbf{Useful Websites:} \underline{www.gov.uk/government/organisations/environment-agency}$

Our Ref: JGA02062025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from $1^{\rm st}$ March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memora ndum being issued.

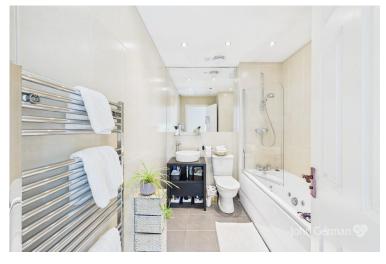












John German 🧐





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.

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. Inmaking 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.



OnTheMarket rightmove 🗅







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