

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



John German

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 tamed 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. There 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.

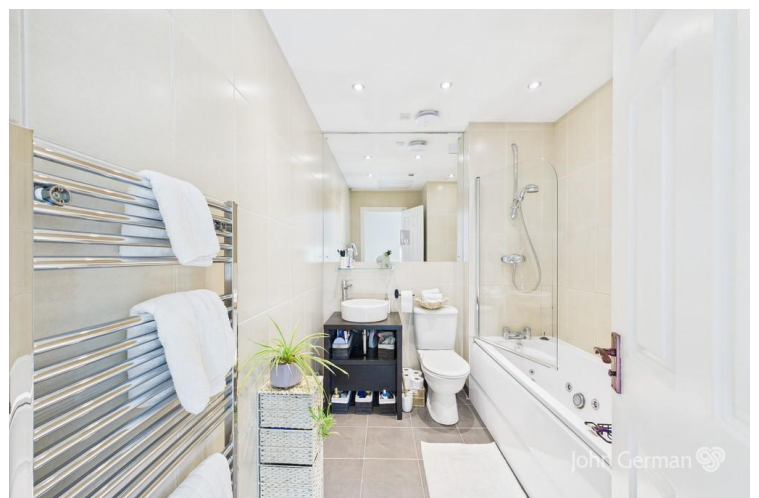
Property construction: Standard **Parking:** Car port and garage
Electricity supply: Mains **Water supply:** Mains
Sewerage: Mains **Heating:** Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Derby City Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA02062025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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