

Palmerston Street

Derby, DE23 6PF

John
German





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£387,000

Impressive period home with two elegant reception rooms and a large conservatory, ground floor home office/fourth bedroom with shower room, three first floor double bedrooms, family bathroom. Set a fabulous plot with large garden, driveway, double garage and carport.



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Entrance to the property is via an entrance porch with hanging space for coats leading onto an entrance hallway with stairs leading to the first floor landing, an understairs storage cupboard, exposed wood flooring, and doors lead off to the ground floor living spaces. An elegant living room is located to the front of the house and features double aspect windows, wood flooring, high ceilings with coving and a feature fireplace with an open fire and stone surround. The gallery kitchen is fitted with an extensive range of base and eye level units with roll edge worksurfaces, inset sink unit with mixer tap, tiled splashbacks, built-in oven with five ring gas hob with extractor hood over, space for a dishwasher and an American style fridge freezer.

The large dining room also has lovely high ceilings with matching coving, a feature fireplace, and patio doors leading into the conservatory which has windows overlooking the rear garden, French doors, tiled floor and exposed brick walls. There is space to one side for utilities with worktops space above. The rear lobby has an entrance door to the side and leads to what has been used as a fourth bedroom with its own en-suite shower room. This additional space would also make a great home office.

On the first floor stairs lead to a galleried landing with double aspect windows and doors leading off to three excellent double bedrooms and a family bathroom.

Outside the large rear garden is divided into two main sections both being mainly laid to lawn with high hedging and specimen trees and mature shrubs. There is a paved patio area adjacent to the house and half way along the garden sits a charming covered seating area with power and water connected creating a wonderful spot for outdoor entertaining. At the end of the garden sits the detached double garage, carport and gated driveway with access via a gated private lane that leads along the rear of this and the neighbouring properties.

The property is located in a sought after area close to Littleover village and Derby city centre. Amenities close by include supermarket, shops, petrol station and a regular bus service to Derby city centre. The area is also extremely convenient for major local employers, Rolls-Royce, The Royal Derby Hospital, Toyota and the University of Derby with excellent transport links and fast access on to the A38, A52 and A50 leading to the M1 motorway. Local recreational facilities nearby include Normanton Park which is located just a few moments' walk away and Mickleover Golf Course.

Planning permission was granted in 2020 (now expired) for a 40msq outbuilding. Details are available on the Derby City Planning Portal planning reference 20/00649/FUL

Agents note: It is common for property Titles to contain covenants, a copy of the Land Registry title is available to view on 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, carport & double garage to rear

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency Our Ref: JGA/12062025

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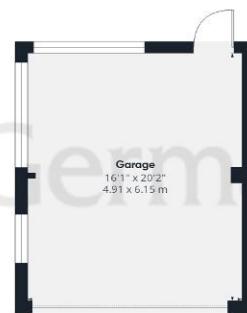






Approximate total area⁽¹⁾

1856 ft²
172.5 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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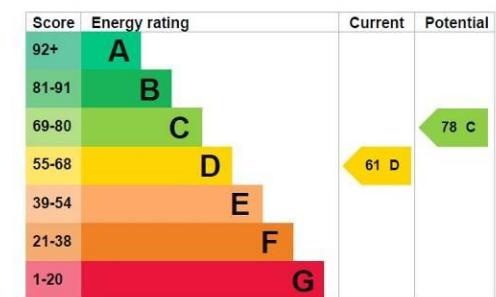
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