



## 5 St. Johns Terrace, Derby, DE1 3LJ

**Offers In The Region Of**  3  1  2  D  
**£425,000**

A charming Grade II listed Georgian townhouse, this is a hidden gem in the leafy surroundings of a private cul-de-sac close to Derby city centre, with a delightful brook frontage.



# 5 St. Johns Terrace, Derby, DE1 3LJ

Offers In The Region Of £425,000



## DIRECTIONS

The property is accessed from Bridge Street close to St Johns church at the junction with Agard Street, all within close proximity to the city centre, Friar Gate and Ashbourne Road areas.

This highly-attractive three double bedroom Georgian end-townhouse, which dates back to the late 18th century maintains a great sense of character seamlessly blended with modern day fittings and being beautifully presented throughout. This is a rare opportunity to acquire a special property.

Comprising spacious accommodation over two floors, the property enjoys a modern gas central heating system and also features a log burning stove. Entering the property into a magnificent formal hallway with stairs to the first floor there is a lounge to the left with the log burning stove and study area, to the right of the hallway is a second reception room perfect as a dining room with deep bay window and with open plan access into the dining kitchen with integrated appliances and island/breakfast bar also with bi-folding doors into the courtyard garden. To the first floor an attractive semi-galleried landing area gives access to a useful loft store area, principle spacious bedroom with walk-in dressing room, second front facing double bedroom with bay window and third rear facing double bedroom, there is finally a spacious bathroom with shower over bath.

To the immediate front of the building is a driveway for one car and front garden offering potential for additional parking. Across the gravelled driveway, steps lead to a delightful lowered garden and seating area next to Markeaton brook, the perfect place to unwind. The pretty rear courtyard is enclosed with a paved patio accessed from the bi-folding doors in the dining kitchen, plentiful space for patio furniture and potted plants, gated rear access and also a superb modern constructed timber building with log store area and room with doors, window and power supply, potentially the perfect home office.

A real hidden gem of the Derby property market, rarely available and ideally suited to someone looking for a unique character property in a central location.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property through an attractive timber panelled door with light over into a magnificent formal hallway with beautiful parquet flooring throughout, an attractive staircase leads to the first floor with open recess beneath with fitted cupboards and drawers, high ceilings with inset downlighters, vertical radiator.

## LOUNGE

12'9" x 11' (3.89m x 3.35m)

A stunning formal sitting room with a continuation of the beautiful parquet flooring, feature log burning stove recessed into a chimney breast with a large stone hearth, original sash window complimented by modern shutter blinds, high ceilings with inset downlighters, exposed beam and radiator.

## STUDY AREA

7'8" x 3'10" (2.34m x 1.17m)

Occupying a cosy corner of the lounge, this is the perfect recessed study area having a fitted wooden desktop and radiator.

## DINING ROOM

15'8" x 10'11" (4.78m x 3.33m)

A second spacious reception room also with a continuation of the beautiful parquet flooring, ample space for a dining table and chairs, deep bay window with sash windows complimented by modern shutter blinds, gas

fire with fireplace and hearth, built in cabinet, high ceilings and vertical radiator, open plan access into:

## DINING KITCHEN

18'11" x 10' (5.77m x 3.05m)

A superb open plan kitchen area with matching island and breakfast bar all of which provide an excellent range of store cupboards and drawers with matching fronts, wooden work surfaces, stainless steel sink and drainer, double electric undercounter oven, gas hob with extractor fan over, integrated appliances include a fridge, freezer, dishwasher and washing machine, high ceilings with inset downlighters and exposed beams, superb bi-folding doors open to the rear patio with additional day-to-day- door. 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.



## FIRST FLOOR

### LANDING

Attractive landing area with sash window to the front elevation complimented by modern shutter blinds, exposed wooden floorboards with fitted carpet runner, high ceilings with inset downlighters, access into a useful loft area with pull down ladder and light.

### BEDROOM ONE

13'1" x 10'11" (3.99m x 3.33m)

A spacious double bedroom with attractive exposed wooden floorboards, high ceilings with inset downlighters, an original sash window complimented by modern shutter blinds enjoys a pleasant aspect over the frontage and towards the brook.

### DRESSING ROOM

7'9" x 6'11" (2.36m x 2.11m)

A spacious area accessed by twin obscure glazed doors, wooden flooring, hanging rails, shelving, inset ceiling downlighters and radiator. If desired this room could be converted into an en-suite.

### BEDROOM TWO

16' into bay x 10'10" (4.88m into bay x 3.30m)

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

### BEDROOM THREE

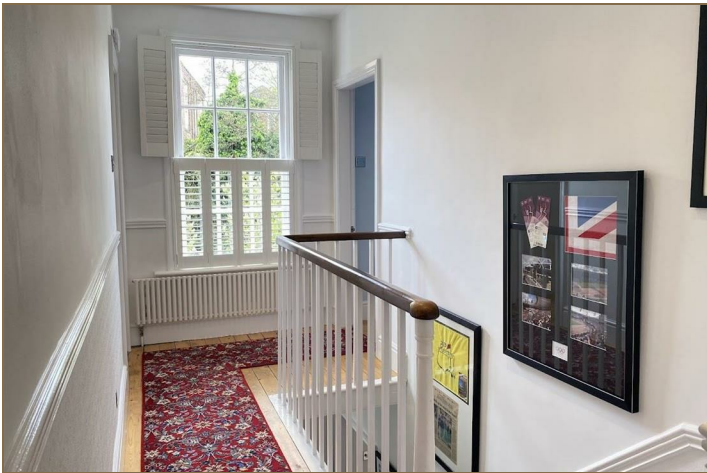
11' x 10'1" (3.35m x 3.07m)

A third double bedroom with wood effect Amtico flooring, high ceiling with inset downlighters, rear facing double glazed window, fitted shelving to each chimney alcove, radiator.

### BATHROOM

10' max x 9'4" max (3.05m max x 2.84m max)

A characterful bathroom appointed with a quality suite comprising a deep bath with a



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, tall vertical radiator.

## OUTSIDE

To the immediate front of the building is a driveway for one car and front garden offering potential for additional parking, pleasant seating area. Across the gravelled driveway steps lead to a delightful lowered garden with paved patio and attractive planting, the perfect place to unwind. The pretty rear courtyard is enclosed with a paved patio accessed from the bi-folding doors in the dining kitchen, plentiful space for patio furniture and potted plants, gated rear access and also a superb modern constructed timber building with log store area and room with doors, window and power supply, potentially the perfect home office.

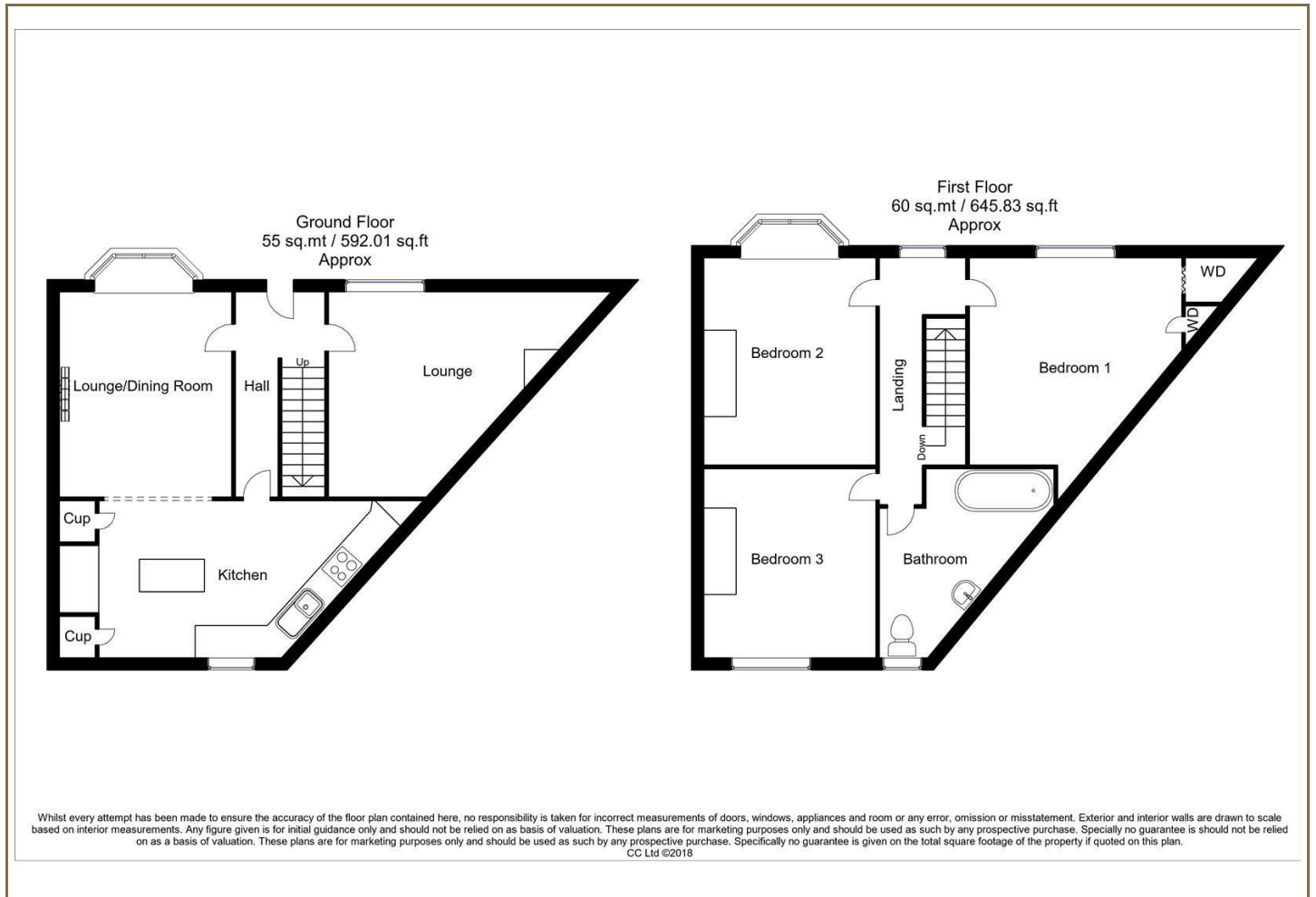
St John's Terrace is a private, gated cul-de-sac with a total of six properties where the residents have always enjoyed a real sense of community.



## Road Map



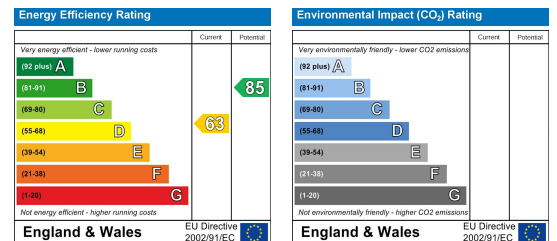
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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