



## 14 Drage Street, Derby, DE1 3RW

**£200,000**



A superbly and comprehensively renovated three double bedroom Chester Green terrace with bathroom and shower room, beautifully appointed kitchen and delightful rear garden.



# 14 Drage Street, Derby, DE1 3RW

£200,000



## DIRECTIONS

Leaving the city centre on Mansfield Road, take the first exit at the island continuing along with Chester Green park on the left, the second right is Drage Street. Viewers are reminded to observe local parking restrictions and are recommended to use the free, time restricted areas on Mansfield Road.

In addition to a beautifully presented interior with freshly decorated re-plastered walls are brand new fitments throughout including, windows, doors, gas boiler, electrics, kitchen and sanitaryware.

This stunning and spacious terrace with an individual layout comprises, front reception room, inner lobby with store cupboard, second reception room leading into a beautifully appointed kitchen with integrated cooking appliances, rear lobby and ground floor shower room. To the first floor, a passaged landing with store cupboard, leads to three double bedrooms all being newly carpeted and a smartly presented bathroom suite.

Externally, there is a delightful rear garden with patio, expanse of lawn and fenced borders. Gated access leads to a shared 'front to rear' passage leading to Drage Street where there is ample street parking for residents only.

Chester Green is a highly popular residential

location neighbouring the city centre with a leafy feel being surrounded by parks including Chester Green itself, Darley Fields, Darley Park and Parkers Piece cricket field and with delightful riverside walks. Locally there are convenience stores, popular public houses and ease of access for onwards travel via the A38 and A52 road networks.

Offered for sale with no upward chain and immediate vacant possession, this is an ideal first time buy.

## ACCOMMODATION

### GROUND FLOOR

Entering the property through a new UPVC double glazed front door into:

#### LOUNGE

11'10" x 11'1" (3.61m x 3.38m)

A bright and light room having twin tall front facing UPVC double glazed windows, wood effect laminate flooring, radiator, inner glazed door into:

#### LOBBY

With access into a useful understairs store cupboard.

#### DINING ROOM

12'1" x 11'1" (3.68m x 3.38m)

A second generous reception room with a continuation of the wood effect laminate flooring, rear facing UPVC double glazed window, stairs to first floor set behind a door,

radiator and an inner glazed door leading into:

### **KITCHEN**

12' x 6'4" (3.66m x 1.93m)

Beautifully appointed and re-fitted with a plentiful range of wall and base units with modern handleless cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel one and half sink and drainer, integrated electric oven, hob and extractor fan over, space for a washing machine and upright fridge freezer, side UPVC double glazed window, tiled floor and inset ceiling spotlights. Concealed within a wall unit is a brand new Worcester combination boiler providing domestic hot water and gas central heating.

### **REAR LOBBY**

With UPVC double glazed door to garden, chrome towel radiator and access into:

### **GROUND FLOOR SHOWER ROOM**

6' x 5'4" (1.83m x 1.63m)

Cleverly fitted with a shower cubicle and two

mains showers over, bi-folding screen door, wash basin sat on a vanity unit, WC, tiled floor and walls, UPVC double glazed window, inset ceiling spotlights, extractor fan and chrome towel radiator.

### **FIRST FLOOR**

#### **STAIRS AND LANDING**

All newly carpeted and passaged with independent access to all first floor rooms, also with useful store cupboard.

#### **DOUBLE BEDROOM ONE**

12'2" x 11'8" (3.71m x 3.56m)

The principal bedroom being newly carpeted, positioned in the middle of the house provides ample space for a double bed and furniture, rear facing UPVC double glazed window, newly carpeted and radiator.

#### **DOUBLE BEDROOM TWO**

11'10" x 9'2" (3.61m x 2.79m)

A second generous double bedroom being newly carpeted, positioned to the front of the house adjoining the bathroom, UPVC double glazed window and radiator.



### **DOUBLE BEDROOM THREE**

10'4" x 9'10" (3.15m x 3.00m)

A third generous double bedroom being newly carpeted, positioned to the very rear of the house with UPVC double glazed window overlooking the pleasant garden and radiator.

### **BATHROOM**

11'11" x 5'4" (3.63m x 1.63m)

Beautifully appointed with a brand new stylish bathroom suite comprising, deep panelled bath with electric shower over and screen, wash basin sat on a two drawer vanity unit with illuminated mirror over and a low level WC with concealed cistern, beautifully tiled walls with contrasting patterns, vinyl floor covering, UPVC double glazed window, inset ceiling spotlights, extractor fan and chrome towel radiator.

### **OUTSIDE**

Externally, there is a delightful rear garden with patio, expanse of lawn, mature tree and fenced borders. Gated access leads to a

shared 'front to rear' passage leading to Drage Street where there is ample street parking for residents only.

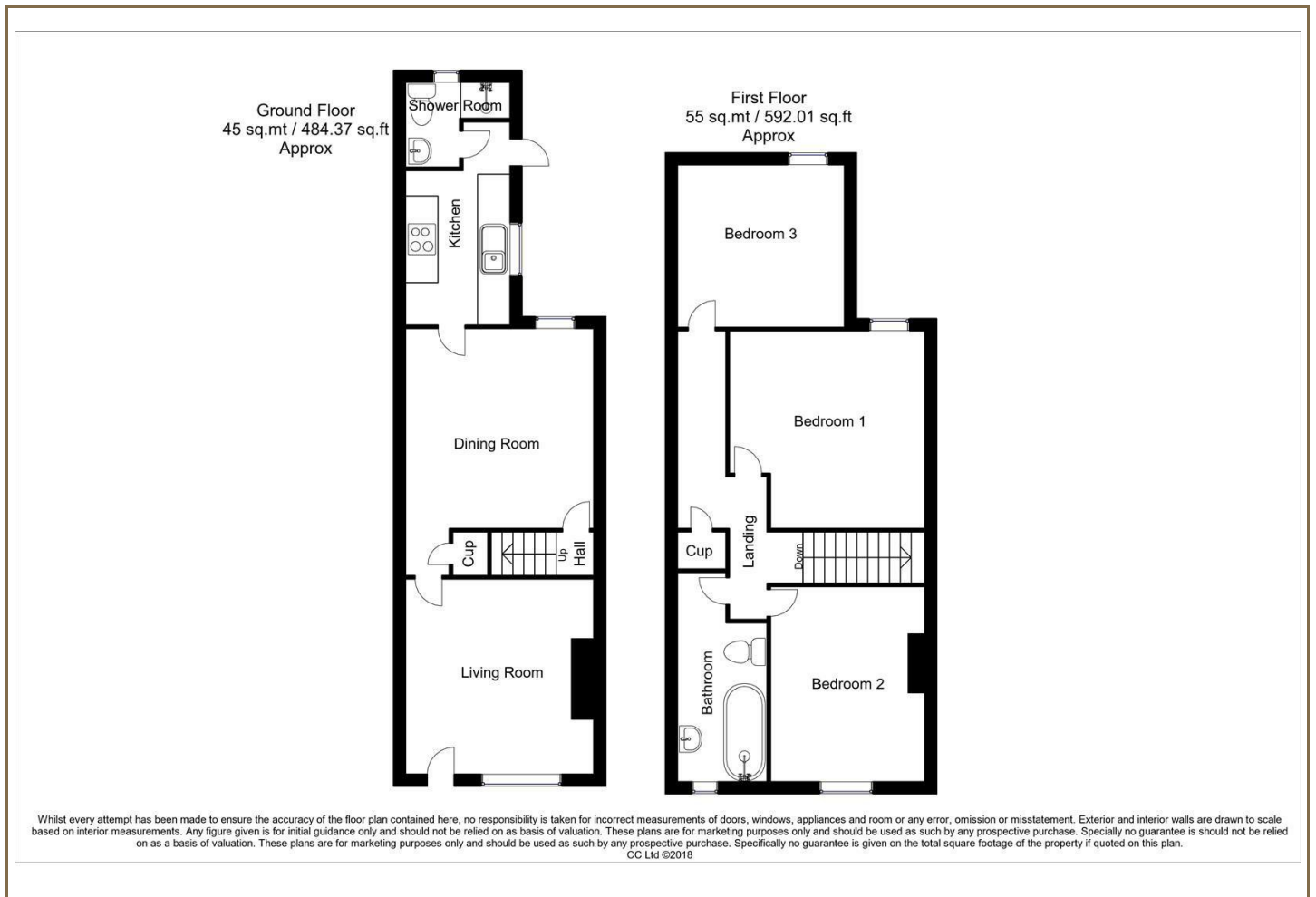




## Road Map



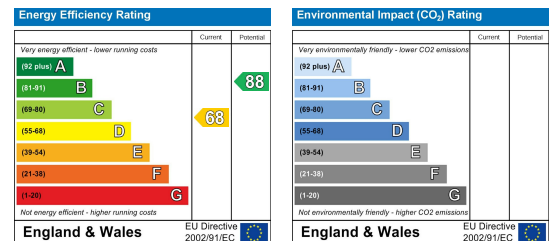
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk