



## 2 St. Pauls Road, Derby, DE1 3RS

**£265,000**



A delightfully positioned four bedroom character home overlooking Chester Green, WHICH HAS UNDERGONE A FULL SCHEME OF MODERNISATION, in this pleasant conservation area close to the city centre, featuring a modern fitted kitchen and bathroom and generous living accommodation attractively offered for sale with no upward chain.





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## DIRECTIONS

Leaving the city centre on Mansfield Road, take the first left onto City Road, follow for a short distance until reaching Chester Green, the front of the property can only be accessed by foot, the rear can be accessed from John Lombe Drive. Viewers are advised to park on City Road in free time-limited spaces.

The smartly presented accommodation retains original sash windows to the front facade with strategic efficient UPVC double glazing to the rear along with gas central heating briefly comprising, lounge, inner lobby with store, dining room with open plan access into a beautifully appointed fitted kitchen, to the first floor is the main bedroom, bedroom two and modern bathroom with shower over bath, to the second floor are two further bedrooms.

To the rear is a delightful enclosed courtyard style garden which has double gates and offers secure car parking if required, there is additional nearby street parking (residents permit required). There is also a brick outhouse with working WC and basin along with a utility room providing laundry space.

This attractive and characterful terraced row enjoys a wonderful outlook across Chester Green and is a short distance away from the beautiful Darley park, Darley fields and city centre. Locally there is a convenience store,

popular public houses and ease of onward travel.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

11'10" x 10'11" (3.61m x 3.33m)

Entering the property through a solid timber front door into a formal lounge area with wooden flooring throughout, front facing sash window enjoying a delightful aspect over Chester Green, feature fireplace and individual ceramic tiled hearth, built-in cupboard housing the meters, moulded cornices to the ceiling and central heating radiator.

#### INNER LOBBY

Understairs cupboard housing the upgraded electrical consumer unit and providing a useful storage space.

#### DINING ROOM

11'8" x 10'10" (3.56m x 3.30m)

With a continuation of the wooden flooring, revealed brick chimney breast and hearth, replacement UPVC double glazed sash window, stairs to first floor, moulded cornices to the ceiling, radiator, open plan access into:

#### KITCHEN

13'9" x 5'6" (4.19m x 1.68m)

A beautifully fitted kitchen having a generous range of wall and base units with matching

cupboard and drawer fronts, low-profile laminate work surfaces, feature ceramic tiled walls and sills, tiled floor, inset stainless steel sink and drainer, electric oven, gas hob and extractor fan, integrated fridge, freezer and dishwasher, side door to garden, UPVC double glazed sash window and smaller side window, inset ceiling spotlights.

## TO THE FIRST FLOOR

### LANDING

An 'L' shaped landing with radiator and with stairs to the second floor.

### BEDROOM ONE

11'11" x 10'11" (3.63m x 3.33m)

A generous double bedroom with front facing sash window overlooking Chester Green, feature fireplace, radiator.

### BEDROOM TWO

8'3" x 7'10" (2.51m x 2.39m)

Having a rear facing UPVC double glazed sash window, feature fireplace, internal glass blocks, sliding door and radiator.

## BATHROOM

8'4" x 5'11" (2.54m x 1.80m)

Beautifully appointed with a modern white suite comprising a deep paneled bath with mains chrome shower over and screen, wash basin sat on a vanity store unit, low level WC, attractive wall tiling, built-in store cupboard also housing Worcester combination boiler, period style tiled floor, UPVC double glazed sash window, chrome towel radiator.

## SECOND FLOOR

### LANDING

### BEDROOM THREE

10' x 7'1" (3.05m x 2.16m)

A generous sized bedroom with front facing Velux window, radiator.

### BEDROOM FOUR

9'11" x 6'7" (3.02m x 2.01m)

Rear facing UPVC double glazed window with a delightful aspect towards Derby Cathedral and St Mary's Church, radiator.





## OUTSIDE

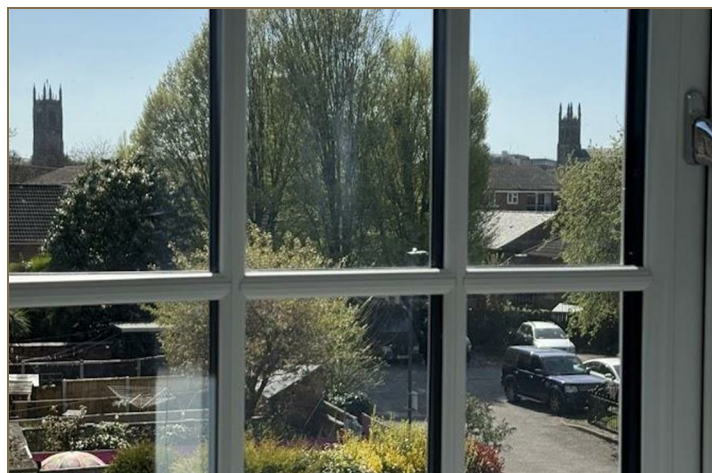
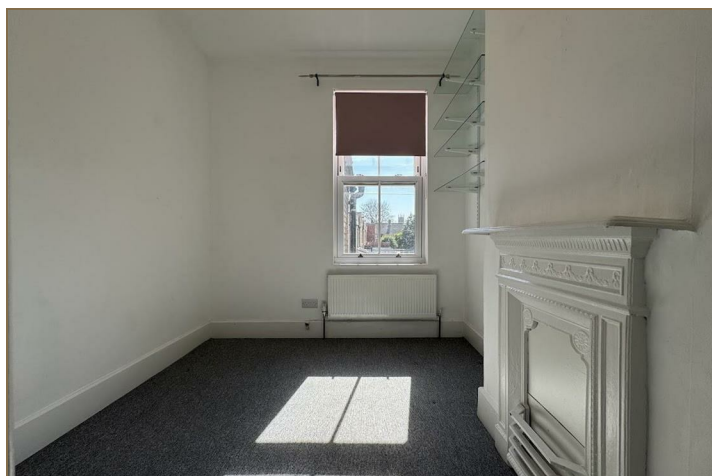
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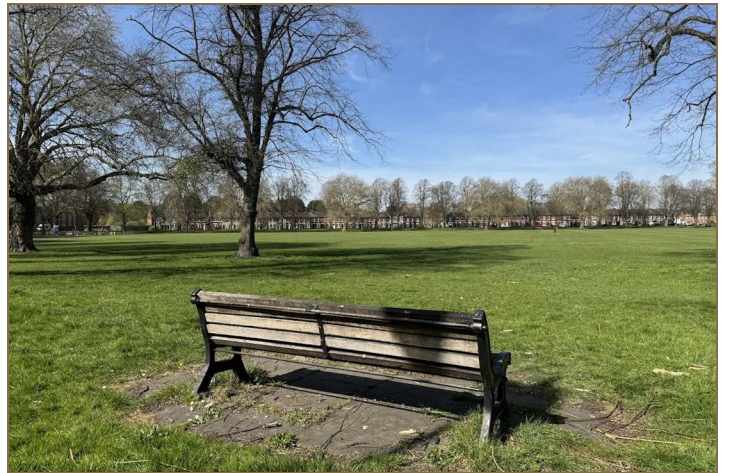
## UTILITY STORE

With plumbing for an automatic washing machine, shelving, cold water tap and light.

## WC

Fitted with a low level WC, wash basin sat on a vanity unit, vinyl flooring JG and UPVC double glazed window.







## Road Map



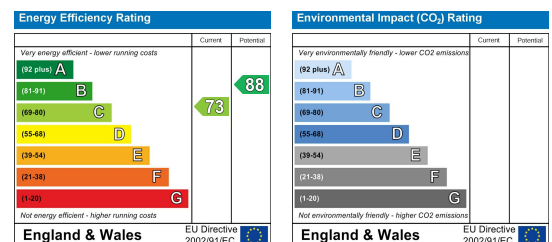
## Floor Plan



## 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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