



24 St Nicholas Place, Milford Street, Derby, DE1 3GD

£309,950



Situated in the heart of Derby, only a short walk from the vibrant city centre, this is an immaculately presented three bedroom, three storey, modern town house which benefits from gas central heating and double glazing.



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DIRECTIONS

From Derby city centre the property is easily accessed by foot, but by road you should leave Derby via Duffield Road and turn right onto Belper Road. Follow the road around to the bottom where the road will swing to the left and the entrance to St Nicholas Place can be found on the right hand side. Remote controlled secure entry gates open to a courtyard and the property is situated on the left hand side clearly identified by our "For Sale" board.

In brief the accommodation comprises an entrance hall with staircase leading to the first floor, ground floor cloakroom and useful under stairs storage cupboard. The ground floor is further complemented by a personal door to the garage, utility room with appliance space and ground floor bedroom three/study. To the first floor a landing leads off to the lounge which has a Juliet balcony opening to the front elevation and there is access to the dining room and well equipped, modern kitchen. To the second floor there is a master bedroom with en-suite facility, bedroom two and bathroom with shower over the bath.

Outside the property benefits from a generously sized garden to the rear which has been laid with artificial lawn and paved patio for ease of maintenance and to the front there is a short driveway, access to a single garage and EV charging point.

The property is situated on the doorstep of Derby city centre and provides ease of access to the beautiful Darley Park and delightful riverside walks. In addition to being close to local schools, the property boasts ease of access to the A38 and A52 giving onward travel to the M1 corridor.

Viewing is highly recommended of this well presented home and would ideally suit a growing family or couple.

ACCOMMODATION

Entering the property through UPVC composite front door into:

ENTRANCE HALL

Spacious entrance hall with quality laminate floor which runs through the ground floor of the property. The entrance hall has a staircase leading to the first floor, double radiator, inset ceiling spotlights and useful under stairs storage cupboard. Internal door to garage.

CLOAKROOM

With low level WC, wash hand basin, frosted double glazed sash window to the front elevation and heated towel rail.

UTILITY ROOM

8'9" x 6'11" (2.67m x 2.11m)

This particularly useful room has a range of work surface/preparation areas, wall and base cupboards and a stainless steel sink unit with drainer. The room has plentiful appliance

space for a fridge, freezer, washing machine and/or tumble dryer and there is a double glazed door leading the rear elevation, coat hanging space and radiator.

BEDROOM THREE/STUDY

9'11" x 8'3" (3.02m x 2.51m)

This particularly versatile room could be used as a bedroom or study and has a double glazed window to the rear elevation, double radiator and inset ceiling spotlights.

TO THE FIRST FLOOR

LANDING

With staircase leading to the second floor and radiator.

LOUNGE

15'6" x 15'4" (4.72m x 4.67m)

(Maximum measurement)

This beautifully presented room, located at the front of the house, has a double glazed sash window complemented by double

glazed doors which open onto a Juliet balcony and all enjoy views over the front courtyard. The room has a double radiator and TV point. Double doors to:

DINING ROOM

10'6" x 8'7" (3.20m x 2.62m)

With quality laminate floor, radiator, ample space for dining furniture and double glazed doors opening on to a Juliet balcony enjoying views over the garden. Open plan access to:

KITCHEN

8'9" x 6'7" (2.67m x 2.01m)

Beautifully fitted with a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven, integrated microwave and gas hob with shaped extractor over. The room has an undermounted sink with mixer tap and there is an integrated slimline dishwasher, useful kitchen drawers, complementary tiling, inset ceiling spotlights and under cupboard lights for the work surfaces.



TO THE SECOND FLOOR

UPPER LANDING

With useful storage area.

BEDROOM ONE

13'6" x 9'10" (4.11m x 3.00m)

This room has three double glazed sash windows overlooking the front enjoying views over the courtyard, fitted wardrobes and radiator.

EN-SUITE

8'4" x 5'1" (2.54m x 1.55m)

Neatly fitted with a low level WC, wash hand basin and shower cubicle with glazed screen. The room benefits from complementary tiling, heated towel rail and underfloor heating.

BEDROOM TWO

9'7" x 8'5" (2.92m x 2.57m)

With double glazed window to the rear elevation, fitted wardrobes and radiator.

FAMILY BATHROOM

6'10" x 9'1" (2.08m x 2.77m)

With low level WC, wash hand basin and bath with shower over the bath, glazed screen, complementary tiling, heated towel rail and underfloor heating.

OUTSIDE

Outside the property benefits from a generous garden to the rear which has been laid for ease of maintenance. The garden is overlooked by a patio area and there is an artificial lawn and slate borders.

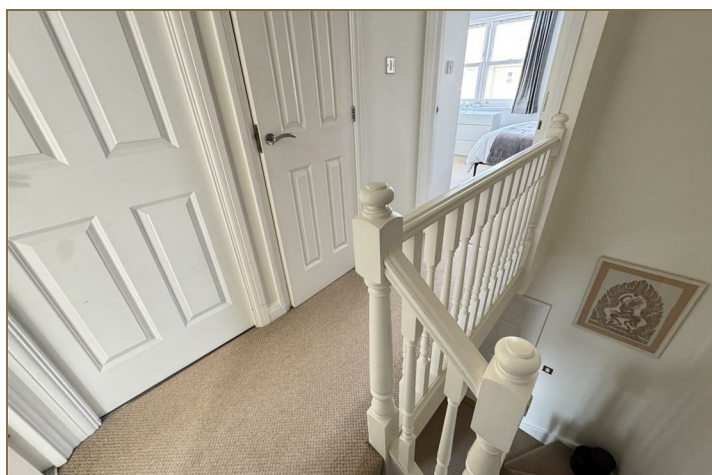
To the front elevation the property has a short driveway and there is access to:

GARAGE

17' x 8' (5.18m x 2.44m)

With up and over door, power, light and internal door to hallway.

The property benefits from shared gated access to the right hand side of the house and from being within a communal courtyard with secure entry gates.

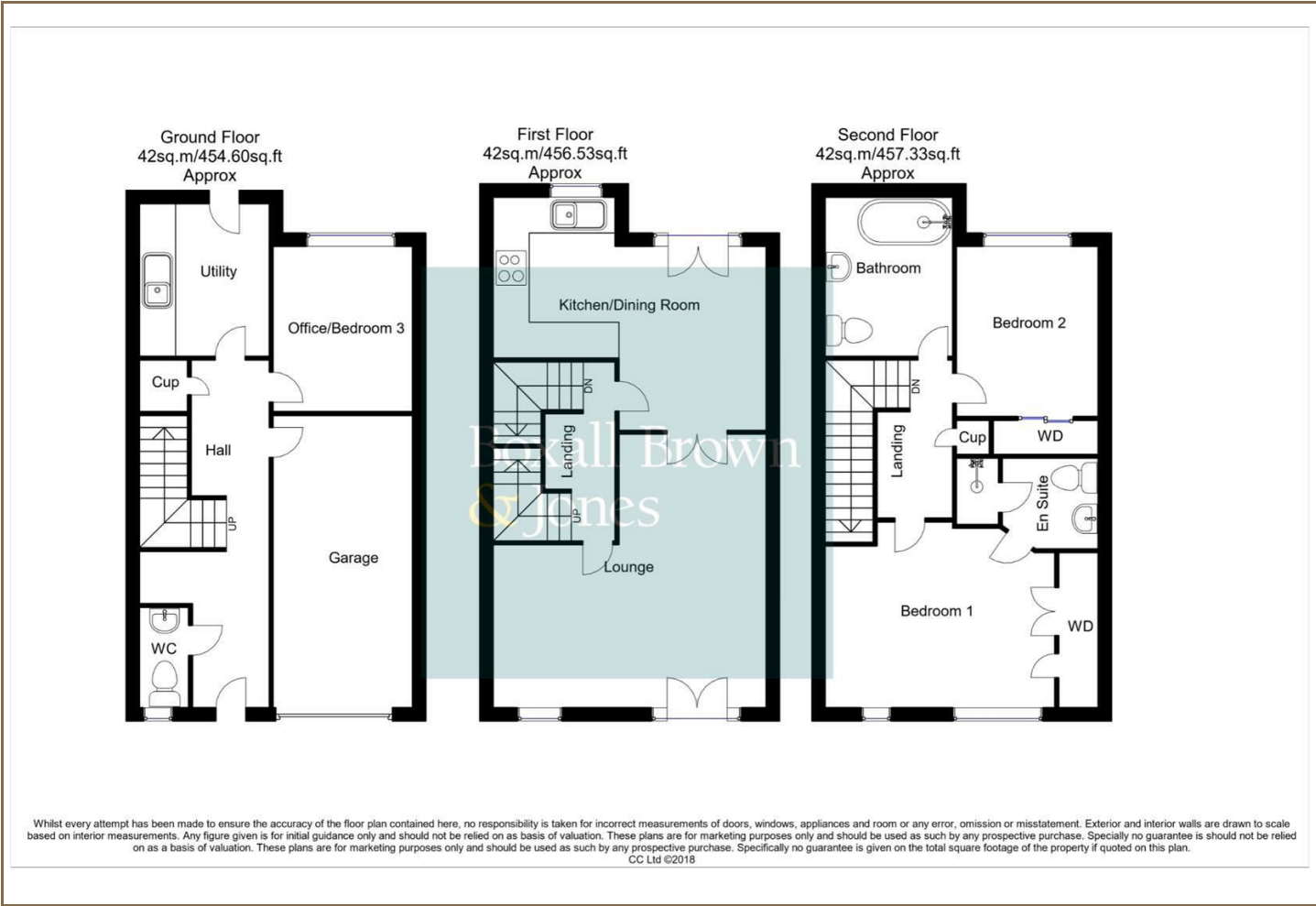




Road Map



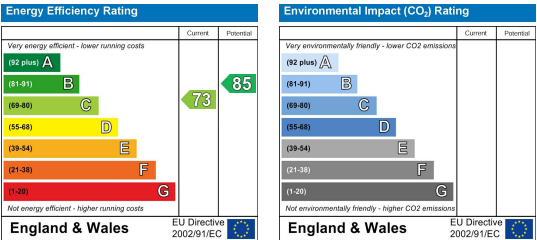
Floor Plan



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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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