



8 St Katherines Court, Derby, DE22 3AY

£239,950



Situated in the heart of Derby, only a short distance from the vibrant city centre, this is a beautifully appointed three bedroom end town house which benefits from gas central heating, double glazing and an easily maintained garden to the rear.



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St Katherines Court is a delightful, gated development which must be seen to be fully appreciated right in the heart of the city. The modern accommodation briefly comprises an entrance hall with staircase leading to the first floor, understairs storage and ground floor cloakroom. The ground floor also has the benefit of a utility room with access to the rear and ground floor bedroom/study and conservatory. To the first floor a landing leads of to a dining kitchen and lounge. A further staircase leads up to an upper floor where there are two further bedrooms, the master bedroom with en-suite and a family bathroom.

Outside the property benefits from a private enclosed garden to the rear which has been laid for ease of maintenance and to the front there is car standing for one vehicle and access to the former garage which offers additional living space.

St Katherines Court is a highly desirable location within walking distance of the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The house is perfectly positioned for ease of access to both Markeaton Park and Darley Park aswell as being close to the A38 giving onward travel to the A50, A52 and M1 corridor.

The accommodation within this property is particularly versatile and viewing is recommended at the earliest opportunity.

ENTRANCE HALLWAY

Spacious entrance hallway with staircase leading to the first floor, radiator and useful understairs storage cupboard.

CLOAKROOM

With low level WC, corner wash hand basin with splashback, radiator and frosted double glazed window.

UTILITY ROOM

8'9" x 6'6" (2.67m x 1.98m)

With work surface/preperation areas, wall and base cupboards and a stainless steel sink unit. There is space for a washing machine, space for a tumble dryer, space for a free standing fridge freezer and door leading to the rear. Wall mounted boiler providing domestic hot water and central heating and a radiator.

GROUND FLOOR BEDROOM THREE/STUDY

17'10" x 8'5" (5.44m x 2.57m)
(Maximum measurement)

This particularly space on the ground floor was originally planned for use as a bedroom and part of the garage has been converted to offer additional living space. The room has a radiator and double glazed doors leading to the:

CONSERVATORY

9'9" x 8'1" (2.97m x 2.46m)

This excellent addition to the property has

delightful views over the garden though double glazed windows and there is a double glazed door leading to the outside.

TO THE FIRST FLOOR

LANDING

DINING KITCHEN

16'9" narrowing to 8'9" x 15'6" narrowing to 8'10" (5.11m narrowing to 2.67m x 4.72m narrowing to 2.69)

This particularly versatile space is separated into two parts which offer a lounge/dining area and open plan access to the:

KITCHEN

The kitchen has a range of quality work surfaces/preparation areas, wall and base cupboards and an integrated electric oven, hob and extractor over. There is a stainless steel sink unit with mixer tap beneath a double glazed window overlooking the rear garden and there is additional appliance space, glass display cabinets and wine rack. The kitchen gives open plan access to a;

DINING/SITTING AREA

Which has ample space for furniture with a double glazed door opening to a Juliet balcony overlooking the rear garden.

LOUNGE

15'7" x 9'1" (4.75m x 2.77m)

Situated at the front of the property, the lounge has a Juliet balcony overlooking the view, further double glazed window and double radiator.

TO THE SECOND FLOOR

LANDING

With radiator and airing cupboard with small radiator and open shelving.

BEDROOM ONE

9'9" x 13'8" (2.97m x 4.17m)

With double glazed window overlooking the front elevation, double radiator and wardrobe with mirrored front.

EN-SUITE

With low level WC, pedestal wash hand basin



shower cubicle with glazed screen and radiator.

BEDROOM TWO

9'8" x 8'5" (2.95m x 2.57m)

With double glazed window overlooking the rear garden, double radiator and wardrobe with mirrored front.

BATHROOM

6'11" x 6'10" (2.11m x 2.08m)

With low level WC, pedestal wash hand basin with bath with shower over the bath. complementary tiling and frosted double glazed window.

OUTSIDE

Outside the property benefits from an enclosed garden to the rear which has been laid for ease of maintenance. The garden offers a delightful patio area and to the front there is a driveway with access to a:

CONVERTED GARAGE

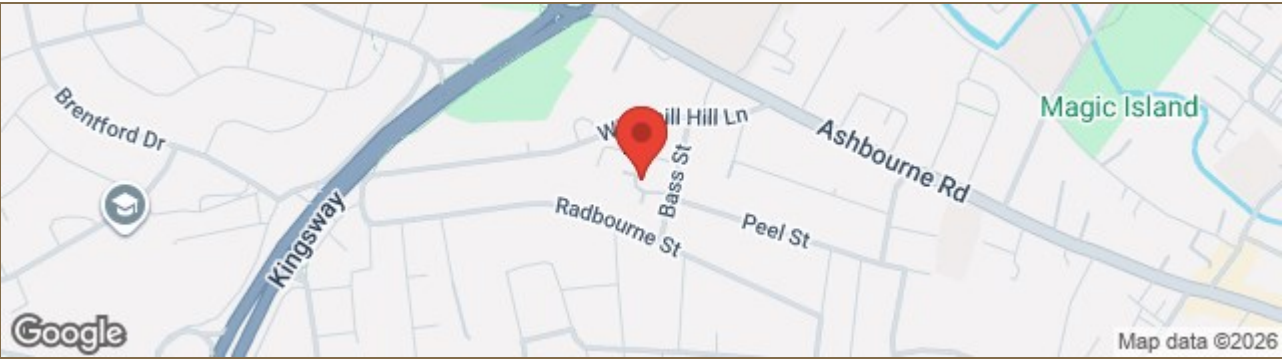
7'11" x 8'6" (2.41m x 2.59m)

With up and over door. The garage has been converted offering accommodation with power and light.

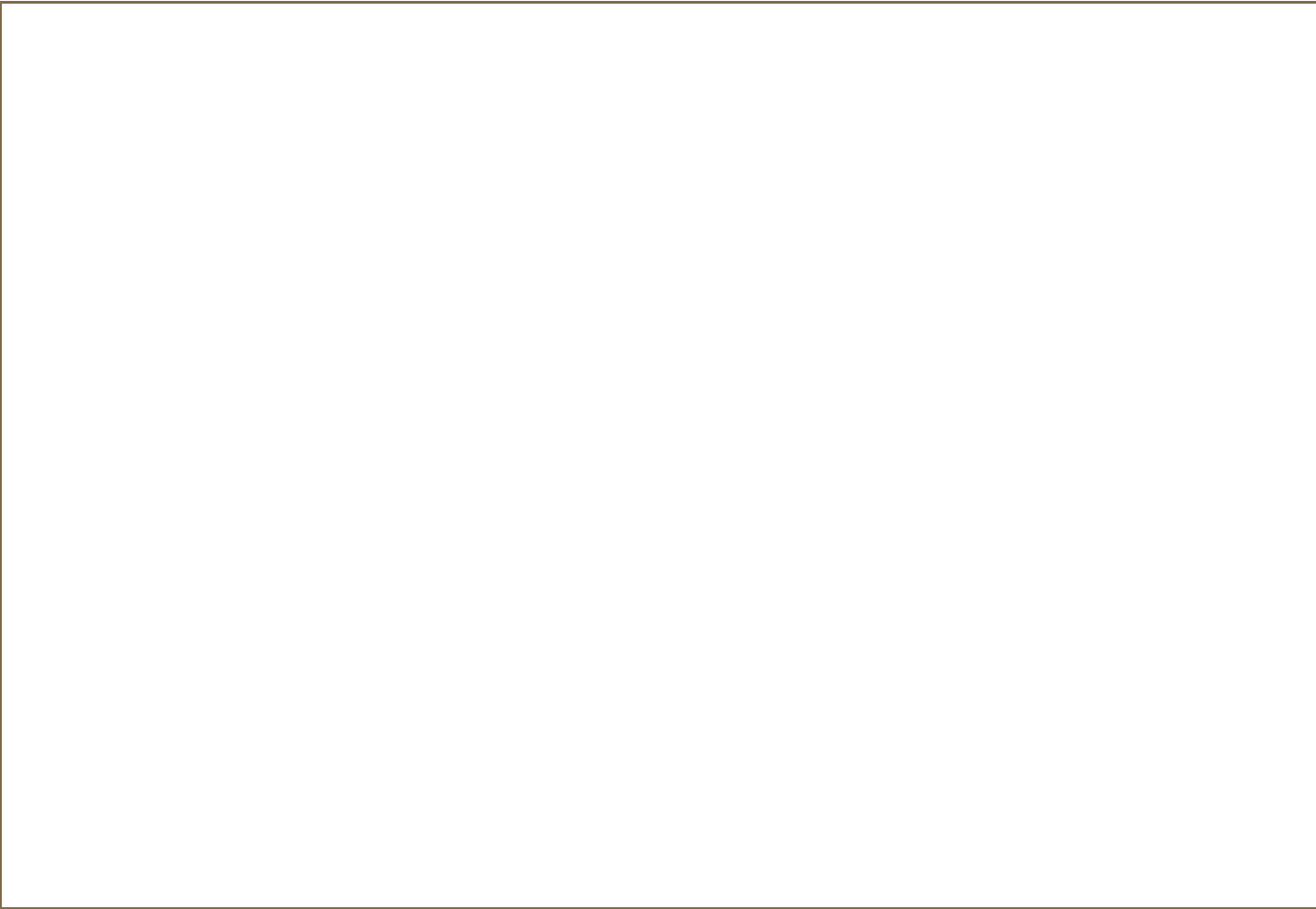




Road Map



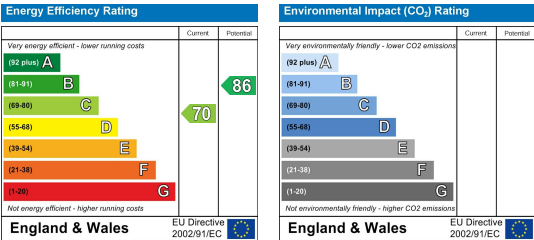
Floor Plan



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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