

## 32 St Nicholas Place, Derby, DE1 3GD

Offers Around £299,000

Freehold



- Stylish Refurbished Townhouse
- Prime Location
- Driveway & Garage
- Stylish Rear Garden
- Hall, Guest Cloakroom, Ground Floor Bedroom & Utility to Ground Floor
- Lounge, Dining Area & Refitted Kitchen to First Floor
- Second Floor features Principal Bedroom with En-Suite Shower Room, Further Bedroom & Refitted Bathroom
- Close to Darley Park
- Highly Convenient Position
- Viewing Recommended





## Summary

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This is a three bedroom, three storey townhouse occupying a highly desirable location in the Strutts Park area of Derby.

Sold with the benefit of no upper chain the property features an entrance hall, fitted guest cloakroom, ground floor bedroom and utility room. The first floor landing leads to a lounge, dining area and refitted kitchen. The second floor features a principal bedroom with en-suite shower room, further bedroom and a well-appointed bathroom.

To the front of the property there is a driveway and garage. To the rear is a fabulous, low maintenance garden with two tier patio, stylish planters and timber fencing. There is also a gate to the rear.

# F&C

## **The Location**

The property's location on the North side of the city centre offers easy access to beautiful Darley Park and a range of amenities including river sidewalks and a pathway to the city centre offering a full range of services. An excellent range of cafes, restaurants, bars and shopping facilities can be found in the Derbion and there is easy access to the train station and Pride Park.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

19'8" x 6'4" (6.00 x 1.95)

A panelled entrance door provides access to hallway with central heating radiator and staircase to first floor.

#### **Fitted Guest Cloakroom**

6'1" x 2'7" (1.86 x 0.80)

Appointed with a wash handbasin with tiled surrounds, low flush WC, central heating radiator and window to front.

#### **Ground Floor Bedroom**

9'0" x 8'4" (2.75 x 2.56)

Having a central heating radiator and window to rear.



#### **Utility**

8'7" x 6'10" (2.63 x 2.09)

Comprising wood effect worktops with tiled surrounds, inset sink unit with fitted cupboard beneath, further cupboards over, appliance space suitable for washing machine and fridge freezer, wall mounted boiler, central heating radiator and panelled and glazed door to rear.

#### **First Floor Landing**

9'11" x 3'4" (3.03 x 1.03)

A semi-galleried landing with staircase to second floor and central heating radiator.

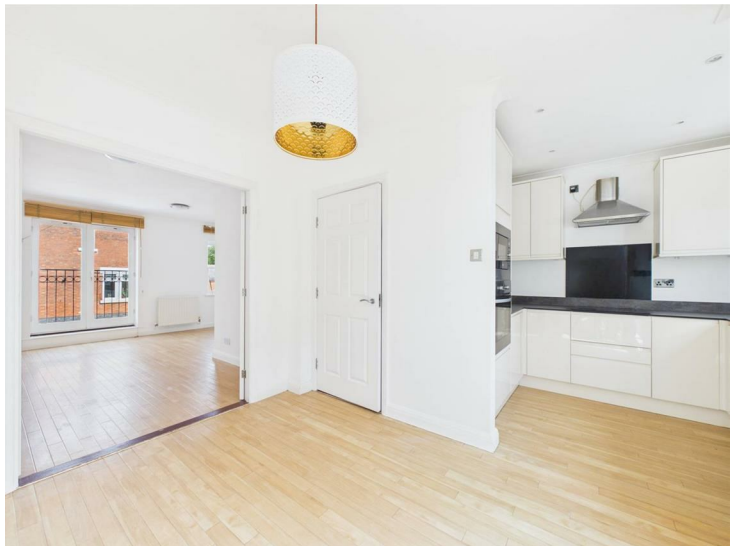
## L-Shaped Lounge

15'7" x 15'4" (4.75 x 4.68)

Having a central heating radiator, window and French doors to front with Juliet style balcony.



## Dining Kitchen



### **Dining Area**

With central heating radiator, double glazed French doors to rear with Juliet style balcony and open access to kitchen.



### **Kitchen**

A stylish, refitted kitchen with impressive worktops with matching upstands, inset stainless steel sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards, electric hob with extractor hood over, built-in oven and microwave, integrated fridge and window to rear.



### **Second Floor Landing**

7'8" x 3'3" (2.35 x 1.00)

With airing cupboard.

### **Bedroom One**

13'7" x 9'3" (4.15 x 2.83)

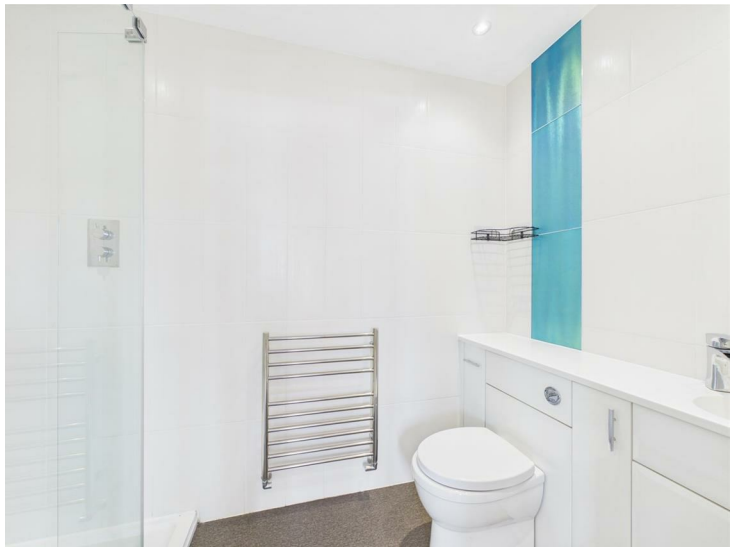
Having a central heating radiator, fitted wardrobe with mirrored doors and window to front.



### **En-Suite**

8'5" x 4'0" (2.58 x 1.22)

Appointed with a low flush WC, vanity unit with wash handbasin, storage cupboards, shower cubicle and chrome towel radiator.



### **Bedroom Two**

9'7" x 8'6" (2.93 x 2.61)

With central heating radiator, fitted wardrobe with mirrored doors and window to rear.



### **Bathroom**

9'0" x 6'9" (2.76 x 2.07)

Refitted and appointed with a stylish suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, bath with shower attachment, shower cubicle, chrome towel radiator and double glazed Velux window to rear.



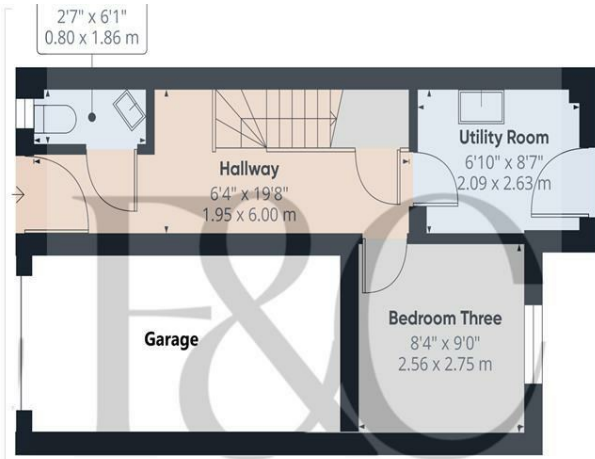
## Outside

The property sits back behind a good size driveway providing off-road parking and access to an integral garage.

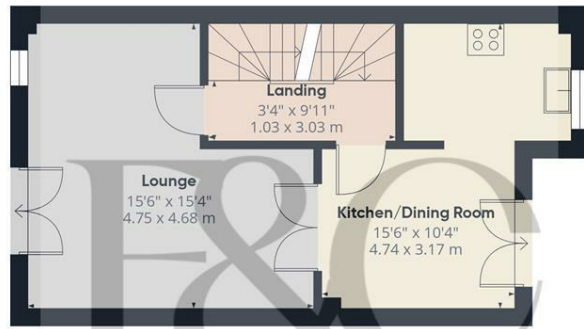
To the rear is an extremely stylish garden over two levels with upper level terrace and steps leading down to a lower level terrace with stylish planters, seating and herbaceous borders. The garden is bounded by timber fencing and trellis work. There is rear gated access.



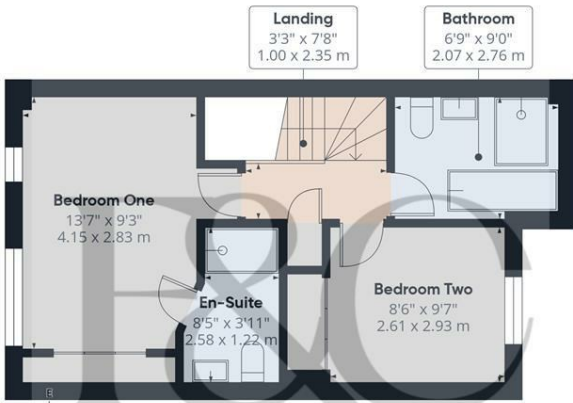
Council Tax Band D



Floor 0



Floor 1



Floor 2

Approximate total area<sup>m</sup>

1020 ft<sup>2</sup>  
94.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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32 St Nicholas Place  
Derby  
DE1 3GD

Council Tax Band: D  
Tenure: Freehold



### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            | <b>72</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |