

Bedford Street

Derby, DE22 3PF



Beautifully presented 3-bedroom traditional semi-detached home. Featuring a welcoming hallway, spacious lounge/diner, remodelled and extended kitchen, three bedrooms and a stylish four-piece bathroom. Driveway for 3 cars, mature rear garden, easy access to the hospital, city centre and university.

£250,000

John German 

The property is located in a highly convenient location off St Albans Road with Rykneld Park and Bishops Lonsdale School at the end of the road and Bemrose Primary School at the opposite end of the street. The Royal Derby Hospital is roughly a 25 minute walk away and many of the Derby University sites are within a 30-minute walk. Regular bus services are within easy reach as well as great road networks including A38/A50 and M1

Entrance to the property is via a wonderfully welcoming entrance hall with patterned flooring, a fun gold period style radiator, doors leading off the ground floor living space, a window to the side and stairs rising to the first floor with a stylish stair runner. Bespoke under stairs storage has been created including a pull out shoe drawer and a built-in storage cupboard.

The lounge features a lovely bow window which fills the space with natural light, having a curved radiator beneath, picture rails and access to dining room.

The dining room has French doors out to rear garden and a wall mounted air conditioning unit and radiator.

The kitchen has been extended into the original outbuildings and remodelled to raise the ceiling height with a lantern skylight which along with the side window ensures plenty of natural light. Fitted with a range of wall and base units with work surfaces over, breakfast bar, integrated Nef induction hob with extractor over, inset sink with drainer, entrance door out to rear garden, herringbone wood effect flooring with under floor heating.

Utility area located at the end of the kitchen with a wall mounted boiler, open shelving, a base unit with work surfaces over and plumbing for washing machine.

On the first floor stairs lead to a central landing with a window to the side, doors to the bedrooms and bathroom and access to a large loft which is fully boarded with a pull down ladder and provides potential to extend.

Bedroom one overlooks the rear garden and has wall mounted air condition unit and there are two further bedrooms to the front of the property.

The family bathroom has been fitted with a low flush WC, wash hand basin, panelled bath with waterfall tap and clever storage beneath and separate shower cubical, wall mounted mirror, vertical radiator and window to the rear.

Outside, the property is set back from the road behind a full width driveway for three cars with gated access to the rear of the property. The rear garden is beautifully maintained and provides an excellent degree of privacy with mature herbaceous borders set with specimen plants including a spectacular palm tree.

Adjacent to the house is a feature wooden pergola with a covered seating area beneath. The summer house is air conditioned with internet and electrics, currently used as a home office and there is a further large shed with electrics.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

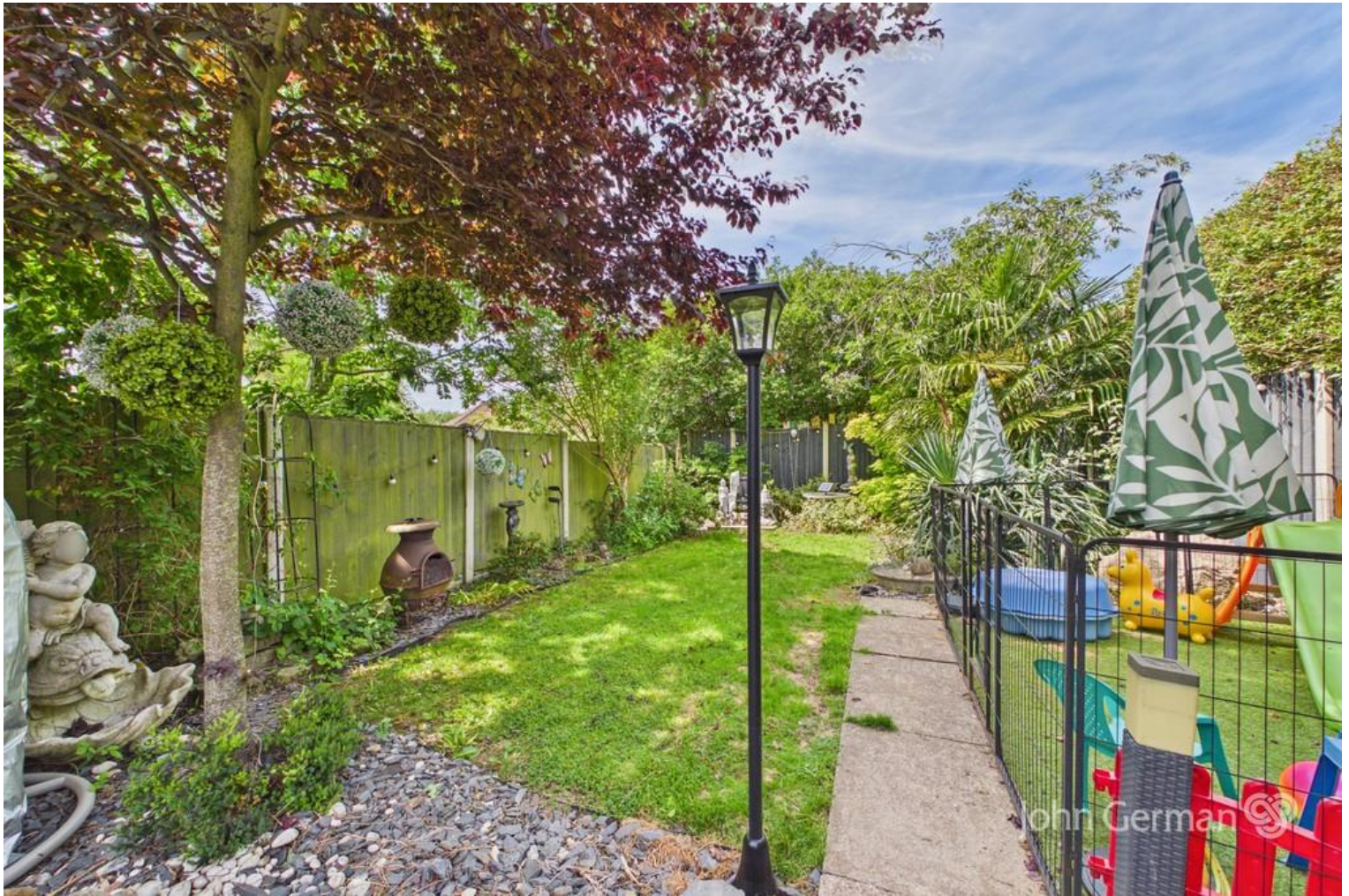
Our Ref: JGA03062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent