



John German



Highly deceptive home providing extensive living accommodation suitable for a large family with two large reception room and four first floor bedrooms, plus the attic room. The property also has secure parking at the rear and outside storage.



£285,000

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Entrance to the property is via Stone Hill Road with a recessed front entrance door opening into an entrance hall featuring a decorative arch with doors leading off to the ground floor living spaces and stairs rising to the first floor.

The front formal sitting room has a large picture window overlooking the front elevation and a fitted carpet whilst the second reception room forms a large open plan family living space with plenty of space for soft furnishings as well as room for a large dining table, luxury Karndean flooring two large windows to the side and a built-in under stairs storage cupboard.

The kitchen is fitted with a comprehensive range of shaker style base and eye level units with under unit lighting and plenty of worktop space, inset sink with hose style mixer tap, Rangemaster cooker with Perspex splashback, extractor hood over, ceramic tiling, tiled floor, window to the rear, rear entrance door, space for additional appliances.

On the first floor there is a stylish refitted bathroom comprising low flush WC, panelled bath with shower over and hair shower attachment, wall mounted washbasin, LED mirror, polished chrome heated towel rail and window to the rear. Also on this floor are three excellent double bedrooms and a fourth single bedroom. Stairs lead to a second floor attic room with sloping ceilings, two Velux sky lights, laminate flooring and access to eaves.

Outside there is a high quality sliding gate giving access to secure off road parking for one vehicle plus additional outdoor space. The property also has a semi-detached two storey former stable used for storage.

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

The property has previously had planning permission granted; however, this has now lapsed. Purchasers wishing to pursue redevelopment or extension are advised to make their own enquiries with the Local Planning Authority.

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.

Property construction: Standard

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: 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 A

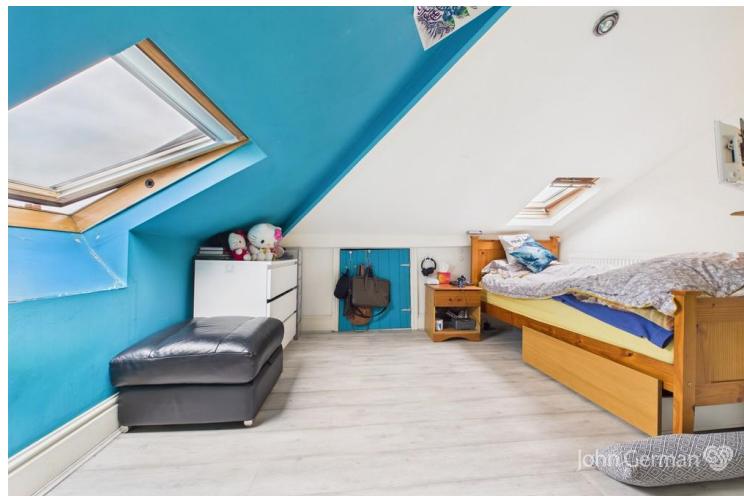
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA20082025

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.







Agents' Notes

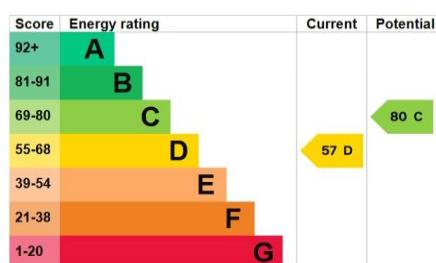
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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