

# Palmerston Street

Derby, DE23 6PF

John German





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£370,000

Impressive period home with two elegant reception rooms and a large conservatory, ground floor home office/fourth bedroom with shower room, three first floor double bedrooms, family bathroom. Set a fabulous plot with large garden, driveway, double garage and carport.

Entrance to the property is via an entrance porch with hanging space for coats leading onto an entrance hallway with stairs leading to the first floor landing, an understairs storage cupboard, exposed wood flooring, and doors lead off to the ground floor living spaces. An elegant living room is located to the front of the house and features double aspect windows, wood flooring, high ceilings with coving and a feature fireplace with an open fire and stone surround. The gallery kitchen is fitted with an extensive range of base and eye level units with roll edge worksurfaces, inset sink unit with mixer tap, tiled splashbacks, built-in oven with five ring gas hob with extractor hood over, space for a dishwasher and an American style fridge freezer.

The large dining room also has lovely high ceilings with matching coving, a feature fireplace, and patio doors leading into the conservatory which has windows overlooking the rear garden, French doors, tiled floor and exposed brick walls. There is space to one side for utilities with worktops space above. The rear lobby has an entrance door to the side and leads to what has been used as a fourth bedroom with its own en-suite shower room. This additional space would also make a great home office.

On the first floor stairs lead to a galleried landing with double aspect windows and doors leading off to three excellent double bedrooms and a family bathroom.

Outside the large rear garden is divided into two main sections both being mainly laid to lawn with high hedging and specimen trees and mature shrubs. There is a paved patio area adjacent to the house and half way along the garden sits a charming covered seating area with power and water connected creating a wonderful spot for outdoor entertaining. At the end of the garden sits the detached double garage, carport and gated driveway with access via a gated private lane that leads along the rear of this and the neighbouring properties.

The property is located in a sought after area close to Littleover village and Derby city centre. Amenities close by include supermarket, shops, petrol station and a regular bus service to Derby city centre. The area is also extremely convenient for major local employers, Rolls-Royce, The Royal Derby Hospital, Toyota and the University of Derby with excellent transport links and fast access on to the A38, A52 and A50 leading to the M1 motorway. Local recreational facilities nearby include Normanton Park which is located just a few moments' walk away and Mickleover Golf Course.

Planning permission was granted in 2020 (now expired) for a 40msq outbuilding. Details are available on the Derby City Planning Portal planning reference 20/00649/FUL

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

**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:** Drive, carport & double garage to rear

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas

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

**Broadband and type:** Fibre - 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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) **Our Ref:** JGA/12062025

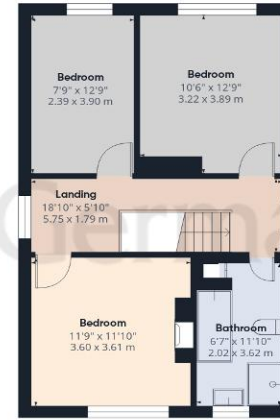
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.



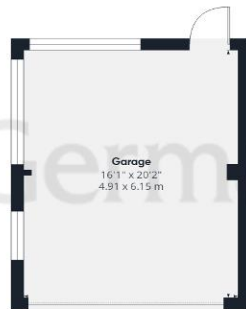




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1856 ft<sup>2</sup>

172.5 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.

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### 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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