PERSIAN CLOSE, CITY POINT, DERBY

PRICE £230,000

3 BEDROOM | 3 BATHROOM | 1 RECEPTION

WELCOME TO PERSIAN CLOSE

THREE STOREY TOWNHOUSE WITH TWO EN-SUITES - A well-presented three-bedroom, three-storey end townhouse, occupying this delightful cul-de-sac position within the sought after City Point development close to Pride Park and in an ideal spot close to Alvaston Park and located within just a few minutes walk from riverside walks The property offers spacious and well-appointed living accommodation over three floors, ideal for young professionals or families.

In brief, the accommodation comprises: entrance hallway, downstairs shower room wc, utility room and a ground floor bedroom or study. The first floor landing leads to a spacious living room and a modern dining kitchen. The second floor landing leads to two double bedrooms both with en-suites.

To the front of the property is a driveway leading to a single integral garage. There is a delightful south facing enclosed garden to the rear with paved patio and lawn.

THE DETAIL

The property is entered via a composite panelled entrance door into a welcoming hallway featuring attractive grey wood-grain effect flooring, useful built-in storage cupboards, and stairs rising to the upper floors. The ground floor provides excellent flexibility, comprising a generous bedroom that could equally serve as a home office or study, together with a contemporary shower room fitted with a white three-piece suite. A practical utility room offers fitted base units, work surfaces, space for appliances, the wall-mounted central heating boiler, and direct access to the rear garden.

The first floor is dedicated to the main living space, with a bright and spacious lounge enjoying twin front-facing windows, along with TV and telephone points. To the rear, the stylish kitchen is fitted with contemporary white high-gloss units, brushed stainless steel handles, roll-edge work surfaces, and integrated cooking appliances including a stainless steel electric oven, gas hob, and extractor hood. Additional features include oak-effect flooring, recessed LED downlighters, plumbing for a washing machine, and two windows overlooking the south-facing rear garden.

The second floor offers two well-proportioned double bedrooms, both benefiting from their own ensuite facilities. The impressive primary bedroom enjoys two banks of built-in wardrobes and twin front-facing windows, while the second bedroom overlooks the rear garden and is served by a modern ensuite shower room.

Outside, the property benefits from a driveway leading to an integral single garage with power and lighting. To the rear is a fully enclosed, south-facing garden featuring a paved patio, lawn, timber-framed shed, and fenced boundaries, providing an ideal space for outdoor dining and relaxation.

CB+CO

The Location

City Point is a modern residential development located adjacent to Pride Park and within easy access of Derby City centre. The location is popular with first time buyers, young couples, landlords and convenient for many businesses on Pride Park.

Located adjacent to Alvaston Park offering access to a Riverside pathway and cycle route along the banks of the River Derwent leading to Derby City Centre and Elvaston Castle and its beautiful grounds.

The property is located within easy walking distance of Derby Railway Station and has access to a full range of amenities in the City centre, which offers a first class range of amenities including restaurants, bars, Cathedral Quarter, Derbion shopping centre with its state of the art cinema and major retail outlets.

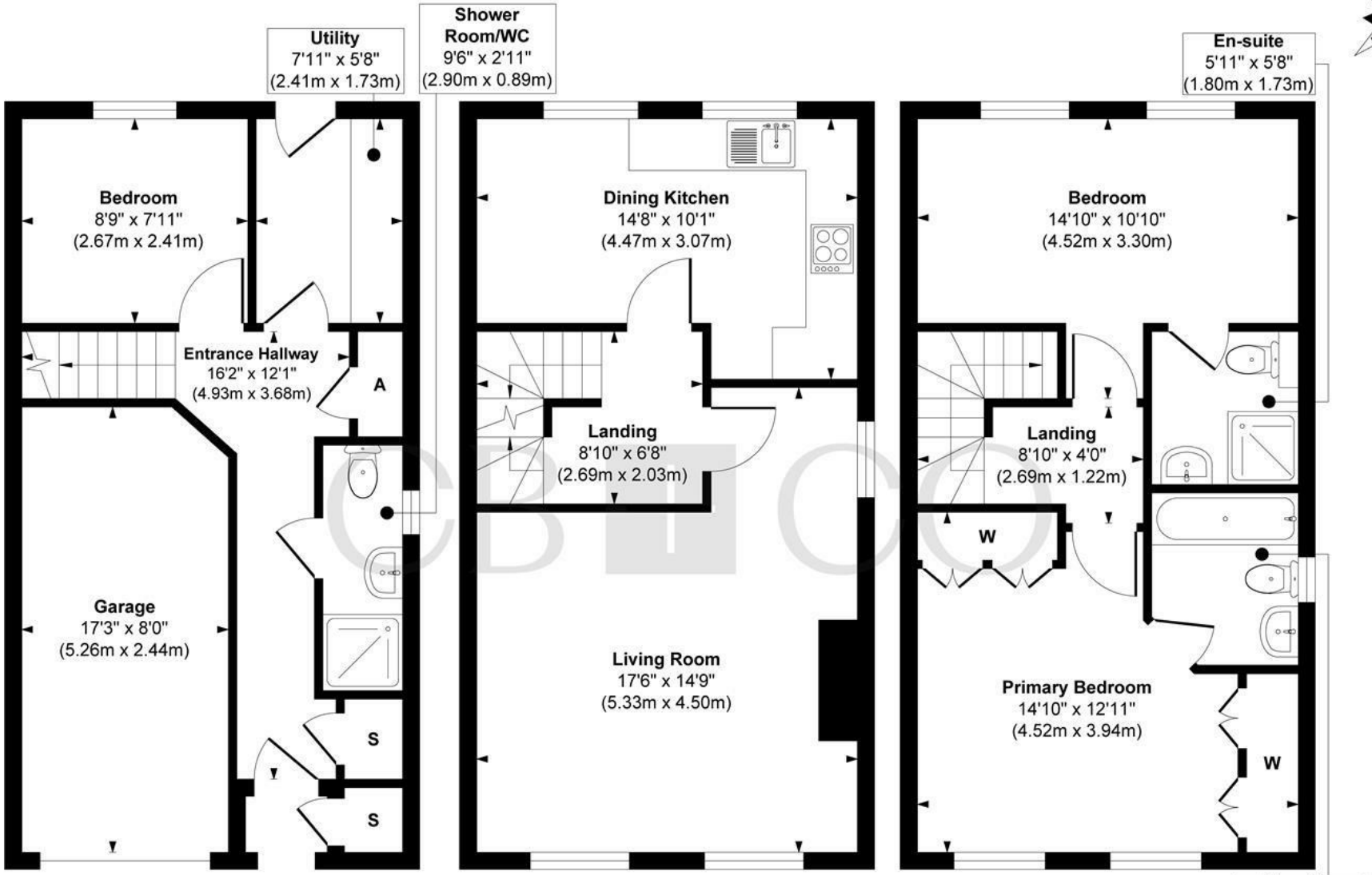
There is a regular bus service to Derby City centre and the property is also well positioned for access to the A52, A38 and A50, in turn providing access to the main motorway network and East Midlands Airport.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO

Persian Close, City Point, Pride Park, Derby



Ground Floor
Approximate Floor Area
406 sq. ft
(37.71 sq. m)

First Floor
Approximate Floor Area
419 sq. ft
(38.92 sq. m)

Second Floor
Approximate Floor Area
419 sq. ft
(38.92 sq. m)

Approx. Gross Internal Floor Area 1244 sq. ft / 115.55 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1244.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

C

- Spacious Three Bedroom Three Storey End Townhouse
- Popular Modern Development - Next to Alvaston Park & Pride Park
- Ideal for Young Professionals or Families
- Gas Central Heating & Double Glazing
- Entrance Hallway, Ground Floor Shower Room WC, Utility & Ground Floor Bedroom
- Spacious Living Room & Dining Kitchen
- Three Bedrooms with Two En-Suites
- Driveway, Single Integral Garage & South Facing Enclosed Rear Garden
- Close to Derby City Centre & Riverside Walks
- No Chain Involved

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DARLEY ABBEY MILLS

THE MILLS

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MICKLEOVER

THE STUDIO

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