



SCOFFIELD
STONE



20 St Albans Road, Derby, DE22 3JJ

£190,000

Chain free and ready to go, this two bedroom semi detached home in California, Derby offers driveway parking for two, a detached garage, conservatory, and a generous private rear garden. Convenient for Derby Royal Hospital and commuter routes, it is a great first home or investment.

Summary Description

Set on a well regarded street of similar style homes in California, Derby, this chain free two bedroom semi detached property is an ideal first time buy, downsizer choice, or straightforward investment. The location is particularly convenient for Derby Royal Hospital and commuter routes, while still offering a comfortable home layout with a conservatory and a private rear garden.

Step through the entrance hall with wood effect flooring into a bright front lounge featuring an attractive ornate fireplace with gas fire. To the rear, the kitchen is fitted with beech effect wall and base units, tiled flooring, and practical under stairs pantry storage, with space and plumbing for appliances. The conservatory adds a useful extra reception space, opening via French doors onto the garden, perfect for dining, hobbies, or a home office setup. Upstairs, there are two bedrooms including a main room with a bay window and handy over stairs cupboard, plus a second bedroom overlooking the rear. The bathroom includes a bath with electric shower over, heated towel rail, and an airing cupboard. Outside, the tarmac frontage provides driveway parking for two vehicles, with the drive leading to a detached single garage with light and power. The enclosed rear garden is a real highlight, landscaped with patio, lawn, and planted borders, offering privacy and space to relax or entertain.

California sits to the south west of Derby, popular for access to local shops, parks, and everyday amenities, with Derby city centre within easy reach. There are schooling options nearby, plus regular public transport links, and strong road access via key routes connecting to the A38, A52 and onward travel across the region.

Entrance Hall

Having wood effect laminate flooring, side aspect part obscure upvc double glazed main entrance door, side aspect obscure upvc double glazed window, radiator, internet access point.

Lounge

12'4 x 11'9 (3.76m x 3.58m)



Having wood effect laminate flooring, front aspect upvc double

glazed window, ornate fireplace with wooden Adam style mantle, cast iron back plate, stone effect hearth and gas fire, cable point, radiator.

Kitchen / Diner

12'5 x 12'2 (3.78m x 3.71m)



Having ceramic tiled flooring, side aspect obscure upvc double glazed windows, fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer and chrome mixer tap, under counter space and plumbing for appliances, radiator, under stairs pantry cupboard.

Conservatory

8'0 x 9'11 (2.44m x 3.02m)



Having ceramic tiled flooring, lower level brick walls, upvc double glazed framework and opaque roof, upvc double glazed French doors to garden.

Stairs/Landing

Carpeted, access to roof space.

Bedroom One

12'8 x 12'7 (3.86m x 3.84m)



Bathroom

5'2 x 9'6 (1.57m x 2.90m)



Carpeted, front aspect upvc double glazed bay window, over stairs storage cupboard with side aspect upvc double glazed window, telephone point, radiator.

Bedroom Two

7'0 x 12'3 (2.13m x 3.73m)



Carpeted, rear aspect upvc double glazed window, cable point, radiator.

Having wood effect cushion flooring, rear aspect obscure upvc double glazed window, pedestal wash hand basin with chrome monobloc tap, low flush wc, bathtub with chrome hot and cold taps and electric shower over, tiled splashbacks, chrome heated towel rail, airing cupboard.

OUTSIDE

Frontage and Driveway

The frontage is laid to tarmac and provides adequate parking for two vehicles. The driveway proceeds along the side of the house and leads to:-

Garage

A single detached garage with metal up and over door, light and power, window and side personnel door.

Rear Garden



Accessed via the conservatory you will find a generous private and enclosed garden which has been landscaped to provide a mixture of paved patio, lawn and herbaceous planting borders. Shed and cold water tap.

Material Information

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction
Energy Performance rating: C
Number and types of room: 2 bedrooms, 1 bathroom, 2 receptions
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed. The system was installed on 6 Apr 2017.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Good, Three - Great, EE - Good
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Loft access: Yes - insulated and unboarded, accessed by: Via loft access hatch above 1st floor landing

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:

<https://moverly.com/sale/MfCj8CctH8FNVXQUqZ5FZ8/view>

Buying to Let?

Guide achievable rent price: £900pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but

must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

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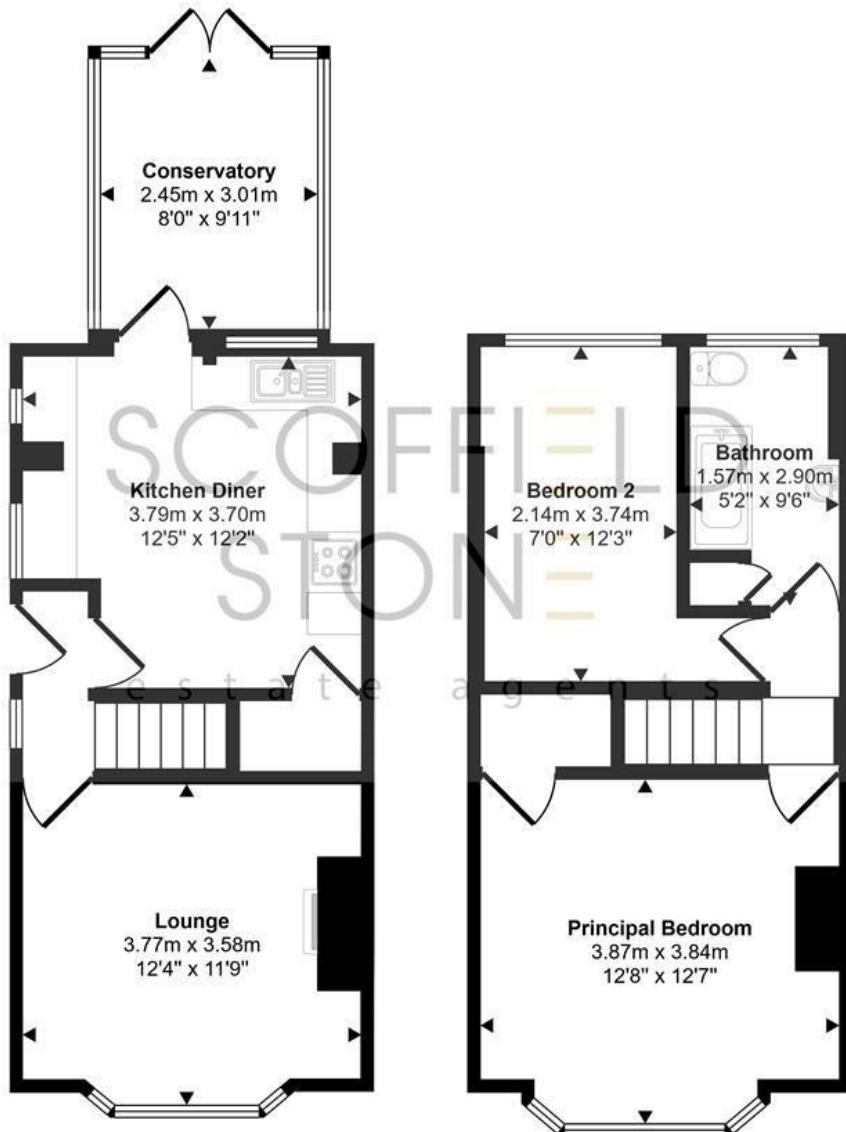
ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.



Sales: 01283 777100
Lettings: 01332 511000
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Approx Gross Internal Area
72 sq m / 779 sq ft



Ground Floor
Approx 39 sq m / 424 sq ft

First Floor
Approx 33 sq m / 355 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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