PERSIAN CLOSE, CITY POINT, DERBY

PRICE £245,000

3 BEDROOM | 2 BATHROOM | 1 RECEPTION

WELCOME TO PERSIAN CLOSE

CLOSE TO PARKLAND & RIVERSIDE WALKS - A well-presented three-bedroom 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, ideal for young professionals or families.

In brief, the accommodation comprises: entrance hallway, downstairs wc, spacious living room with a bay window, dining room with bay window and a modern fitted kitchen. Upstairs, the first floor landing leads to three bedrooms and a modern bathroom. The most spacious primary bedroom also has an en-suite shower room.

To the front of the property is a shrub border and a pathway leading to the front entrance. There is also a driveway with access to a single garage. There is also a generous enclosed rear garden.

THE DETAIL

The property is accessed via a composite panelled entrance door, opening into a welcoming hallway with attractive oak-effect flooring, a built-in footmat, and access to the principal ground floor rooms.

The generous living room is filled with natural light from a bay window to the front and benefits from double-glazed French doors leading directly onto the rear garden, creating an excellent space for both relaxing and entertaining. A separate dining room, also featuring a front-facing bay window, provides additional flexibility for formal dining or family living. The contemporary kitchen is fitted with a range of white high-gloss units complemented by wood-effect worktops, an integrated stainless steel electric oven and gas hob, space for a dishwasher, and a rear-facing window overlooking the garden. A useful ground floor cloakroom completes the ground floor.

To the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom. The spacious primary bedroom enjoys two front-facing windows and the added luxury of an en-suite shower room. Bedroom two is a comfortable double, while bedroom three offers an ideal single bedroom, nursery, or home office. The family bathroom is appointed with a modern white three-piece suite, including a bath with shower over.

Outside, the property benefits from a front garden area, an enclosed rear garden with lawn and patio seating area, and direct access to the garage. A single garage, located within a nearby block, is complemented by off-road parking directly in front, providing practical and secure parking arrangements.

CB+CO

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.

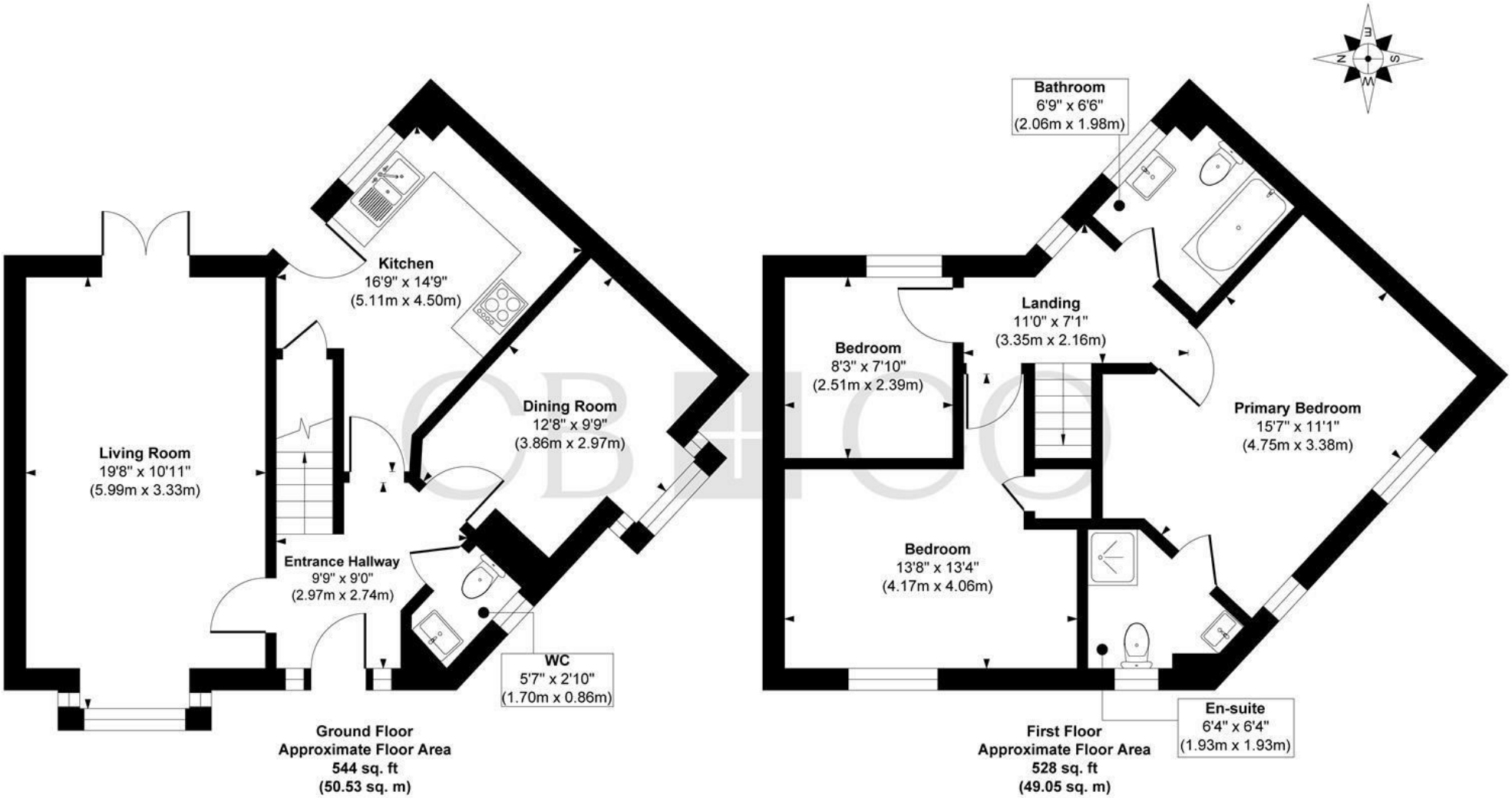
The property is located within easy walking distance of Derby Railway Station and has access to a full range of amenities in the City centre, which offers a first class range of amenities including restaurants, bars, Cathedral Quarter, Derbion shopping centre with its state of the art cinema and major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



Approx. Gross Internal Floor Area 1072 sq. ft / 99.58 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1072.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

C

- Spacious Modern Three Bedroom Townhouse
- Popular Modern Development - Next to Alvaston Park & Pride Park
- Ideal for Young Professionals or Families
- Gas Central Heating & Double Glazing
- Entrance Hallway, WC & Modern Kitchen
- Spacious Lounge with Bay Window & Dining Room with Bay Window
- Three Bedrooms & Bathroom - Primary Bedroom with En-Suite Shower Room
- Front Garden, Driveway, Single Garage & Enclosed Rear Garden
- Close to Derby City Centre & Riverside Walks
- No Chain Involved

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THE MILLS

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