

Cathedral View

Derby, DE22 3HR

John
German





Cathedral View

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£375,000

NO CHAIN

Great value family home having been extended and refurbished with a highly flexible layout, well suited to families and home workers but also benefitting from excellent transport links. Ready to move straight into.

The location offers a full range of amenities in Littleover village which is just a 15 minute walk away and The Derby Royal Hospital is less than 2 miles away roughly a 10 minute cycle ride or similar bus journey. The property lies within the Brackensdale Spencer Academy and The Bemrose Secondary School catchment areas. A regular bus service runs along the main Burton Road into the city centre.

Entrance to the property is via the side composite entrance door with full height side panels opening into the entrance hall, which has stairs rising to the first floor, wood effect flooring and doors leading off to the ground floor living spaces and the guest cloaks/WC, fitted with a vanity sink unit with wash hand basin and storage under, low flush WC, with window to the side. The main living room features a large bow window to the front, a neutral fitted carpet and double doors opening into the dining room. The study/playroom/small snug also overlooks the front garden with neutral carpeting. Moving back through to the extended dining room which features a built-in understairs storage cupboard. French doors open out onto the rear garden with full height side panels, and a skylight above ensuring that the room is flooded with natural light. There is a neutral fitted carpet and a door to the kitchen.

The kitchen is fitted with a comprehensive range of sleek modern handleless units with roll edge work surfaces, a one and a half bowl sink and drainer unit, fitted electric oven, five ring gas hob and extractor fan, integrated fridge freezer and dishwasher. There is wood effect flooring, window to the rear, door out to the garden and a door to the garage. The utility room is located off the garage and is fitted with a base sink unit with cupboards under and work surfaces, plumbing and space for a washing machine and further appliance space, radiator, wood effect flooring and door to the office. The office has access from the garden with a window to the rear and views of the garden from the fully glazed entrance door. There is a central heating radiator and wood effect flooring.

On the first floor, stairs lead to a central landing with doors leading off two four bedrooms and the family bathroom. Bedroom two benefits from an en suite fitted with a shower, low flush WC and wash hand basin. The family bathroom is fitted with a three piece suite comprising panelled "P" shaped bath with rain shower over, hand shower attachment and shower screen, low flush WC, vanity sink unit with wash hand basin and storage under, chrome heated towel radiator and window to the rear.

Outside, the property is set well back from the road behind a lawned front garden with a tarmaced driveway providing ample parking, leading to the single garage with an electric garage door, power and lighting. The rear garden is fully enclosed and private, being mainly laid to lawn with a paved seating area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Drive & garage

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and 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 D

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

Our Ref: JGA/28042026

Note: Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.





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Ground Floor

Approximate total area⁽¹⁾

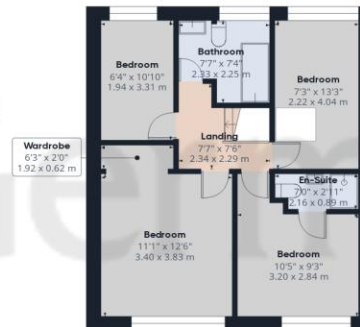
1491 ft²

138.6 m²

Reduced headroom

9 ft²

0.8 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Agents' Notes

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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.

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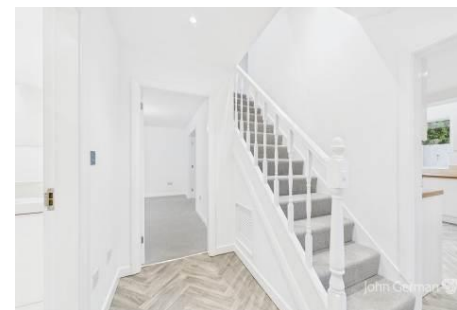
Referral Fees

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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