

Farley Road

Derby, DE23 6BW

John German



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£825,000

Handsome period home on a generous plot offering exceptional space for multi-generational living, with four reception rooms, five bedrooms including a guest suite, versatile attic rooms, extensive driveway parking and a tandem double garage.

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This is a rare opportunity to acquire a substantial traditional period home on one of "old" Derby's premium addresses. Retaining the grandeur of the original design, the property has been altered and upgraded to provide all the conveniences of modern living. The property's location is a short drive into Derby city centre which has a full range of amenities. Littleover village centre also offers an excellent range of amenities close at hand and is convenient for easy access to the Royal Derby Hospital and ring road. There is also good schooling at all levels within easy reach, including Derby High School and the Boys Grammar School in Littleover.

Entrance to the property is via a charming entrance porch showcasing period style tiling to the floor and part way up the walls, with hanging space for coats, a window to the side, and an attractive leaded window leading into the impressive entrance hall.

The main entrance hall is very worthy of a home of this class, featuring a handsome fireplace, beautiful recently laid parquet wood flooring, decorative panelling to dado rail height and stairs rising to first floor. Doors lead off to the main ground floor living spaces.

The sitting room has a lovely double aspect with windows to the front and side, a brick fireplace with heather brown quarry tiled hearth and gas fire forms the focal point of the room, coved cornice and picture rail.

The drawing room is a magnificent room featuring a canted bay window to front incorporating a French door, impressive feature focal point fireplace comprising decorative wooden fire surround, raised marble hearth and interior with open fire grate, coved cornice, dado and picture rails.

The breakfast kitchen is fitted with an extensive range of base and eye level units and preparation surfaces, inset 1½ stainless steel sink unit, five plate Neff gas hob with extractor hood over, built-in oven under, further eye level Neff double oven and grill, large American style fridge freezer and dishwasher, feature island/breakfast bar, tiled floor and a large window overlooking the rear garden.

The dining room sits off the kitchen with windows and matching French doors to the rear garden, and doors lead into the rear living/family room and laundry room. The laundry room has plumbing for a washing machine and space for a tumble dryer with worktops above, drawers and open shelving. There is also room for sewing bench at the end of the room. There is plenty of additional utility/storage space in the boiler room which is located off the main entrance hall with a wall mounted gas fired boiler and water cylinder, useful shelving and a window to the rear.

The rear hallway leads off the dining room with a second set of stairs leading to the guest bedroom, a courtesy door leads into the garage, useful storage cupboard and a door into the ground floor shower room. The shower room is fitted with a vanity wash basin with storage beneath, low flush WC, a corner shower enclosure and vertical panelling.

Moving back through the property into the fourth reception room, which is a large living room/family room suitable for a range of different purposes and able to accommodate a good number of people, featuring air conditioning and large sliding patio doors to the rear garden/courtyard.

The guest bedroom is a large double room with a replacement double glazed imitation sash window overlooking the front elevation, and an en-suite shower room fitted with a corner shower, low flush WC and a vanity wash basin with extensive storage beneath, LED wall mounted mirrored medicine cabinet and a window to the rear.

The main staircase leads to a lovely semi-galleried landing with a large leaded window to the rear, decorative coving and two centre roses, decorative panelling to half wall height, and access to converted loft space. The master bedroom has double aspect imitation sash windows, feature cast iron fireplace with decorative tiled slips and a range of fitted furniture including wardrobes and drawers. The large en-suite shower room is partially tiled with a white suite comprising low flush WC, vanity wash hand basin with mixer tap over, large walk-in shower cubicle, decorative coving, recessed spotlighting and an imitation sash window to the side.

Bedrooms two and three also have feature fireplaces, fitted wardrobes and imitation sash windows, whilst bedroom four is a smaller double overlooking the rear elevation with fitted wardrobes. The family bathroom is partly tiled with a white suite comprising low flush WC, vanity wash hand basin, panelled bath with integrated shower over, useful fitted cupboards, radiator and a window to the rear. There is a separate WC with low flush WC, wash hand basin and a window to the rear. There are two attic rooms with an electric heater, storage into the eaves and double glazed windows.

Outside, without a doubt a true feature of this sale is the impressive large private plot situated at the end of Farley Road, which is accessed by double gates leading to an extensive driveway and in turn to the large garage with power and lighting. There is a wonderful fore garden incorporating an extensive lawn with well stocked borders including mature trees, barbeque area and gazebo. Secure gates give access to the rear of the property where there is a low maintenance courtyard style garden with a large useful shed.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband 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 G

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

Our Ref: JGA/19052026

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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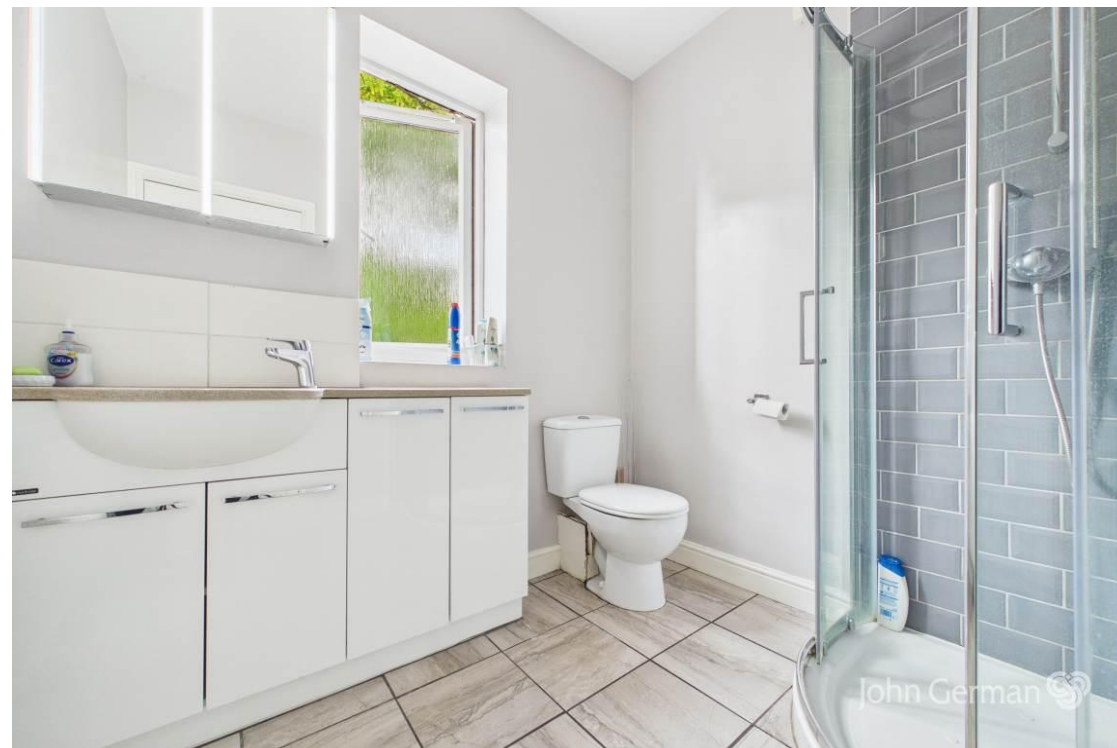
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

332.6 m²

3580 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Ground Floor Building 2



Agents' Notes

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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		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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