

Good Hope Court

Derby, DE24 1AR

John
German





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£340,000

Beautifully maintained modern detached located off a private road with views over a wild park meadow to the front set in a great location with fantastic transport links and an impressive array of local amenities. The vendors have made improvements to the layout and refitted all the bathroom over recent years.



City Point is a stylish modern development with great access to the city centre, Pride Park and Derby train station, there are cycle paths connecting the development as well as a regular bus service. Easy access onto A50/A38/A52 and M1 motorway networks makes this the perfect location for commuters. The property overlooks a lovely green space which leads into Alvaston park which is fantastic for dogs and children.

The property benefits from gas central heating (boiler July 2024) and uPVC double glazing with entrance to the property via an arched storm porch. The double glazed entrance door opens into the entrance hall with stairs rising to the first floor, real wood flooring and doors leading off to the ground floor living spaces.

Off the hallway is a spacious ground floor WC fitted with a low flush WC and pedestal wash basin, a window to the front and the floor is an attractive monochrome patterned tile.

The cosy living room has double aspect windows and overlooks the wild meadow to the front, fitted with real wood flooring.

The kitchen is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces extending to form a peninsular breakfast bar, built-in eye level double oven, gas hob with extractor hood over, integrated dishwasher. The large dining area has a large window and French doors opening out onto the rear garden as well as a large built-in understairs storage cupboard.

The utility room is located off the kitchen with space for appliances, hanging space for coats, double glazed entrance door and a wall mounted central heating boiler.

On the first floor central landing, doors lead to the bedrooms and bathroom. The master bedroom features fitted wardrobes and a built-in storage cupboard, far reaching views to the front and a refitted en-suite shower room comprising large shower enclosure, pedestal wash basin, low flush WC, patterned tiled floor, heated towel radiator and a window to the side.

Bedroom two also features fitted wardrobes and views to the front, the two remaining bedrooms are nicely proportioned and all are served by the refitted family bathroom comprising low flush WC, pedestal wash basin and a panelled bath with shower over, heated towel radiator, window to the rear.

Outside to the front there is parking either side of a shared driveway and access to the garage which offers roof storage and has a courtesy door to the garden. To the rear there is an enclosed south facing garden with a patio and lawn. In the summer, the garden is screened by carefully selected specimen trees including a maple, wild cherry, bay and fig trees.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(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/>

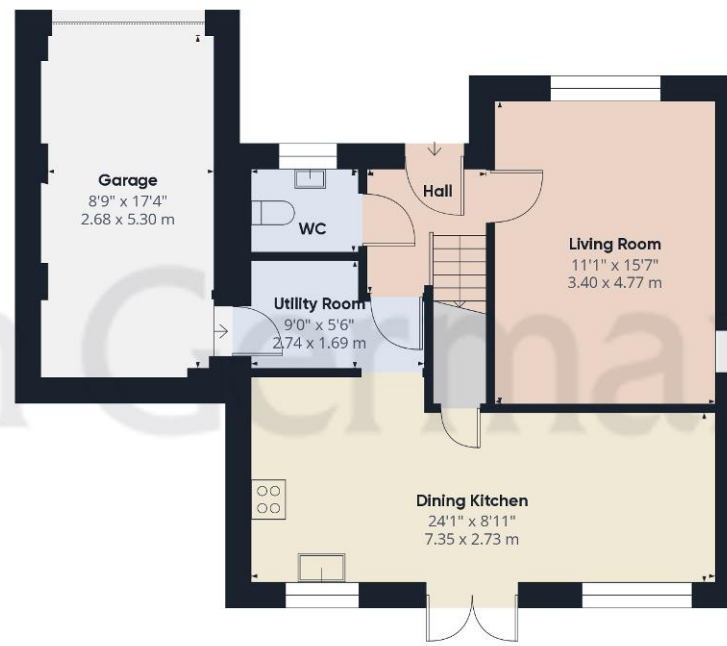
Local Authority/Tax Band: Derby City Council / Tax Band D

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

Our Ref: JGA/2702025





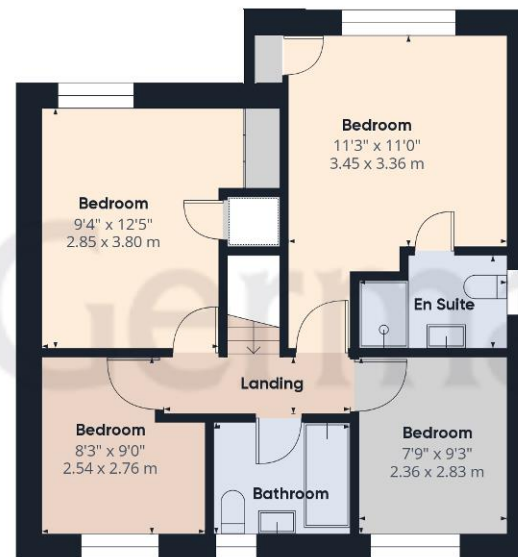


Ground Floor

Approximate total area⁽¹⁾

1209.01 ft²

112.32 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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