



## **The Coach House, 1 Caspian Drive, Derby, DE24 1AG**

**No Onward Chain  
£180,000**



A superb and spacious detached coach-house freehold property in excellent condition with private garden, garage and offered for sale with immediate vacant possession and no chain.



# The Coach House, 1 Caspian Drive, Derby, DE24 1AG

**No Onward Chain £180,000**



The sale of this unique property could be as a home, buy to let investment or local bolthole.

The property offers a secure environment with 24 hour programmable electrically heated accommodation principally on the first floor with a single ground floor entry point. The full UPVC double glazed accommodation comprises, ground floor entrance hallway with stairs leading to the first floor landing/hallway with a double width cloaks and airing cupboards, also with access to the loft which is part boarded. A lobby leads into the large living room with open plan access into a fitted dining kitchen. There are two double bedrooms, the main with fitted wardrobes, the second with a built-in cupboard and deep recess, finally there is a modern three piece bathroom suite with shower over bath.

Externally the property fronts a pleasant off the road private courtyard of only 4 other properties situated in the courtyard. with a driveway leading to a garage having an up and over garage door, power and light. This property also features a private low maintenance garden with patio and mature screening trees.

Located on the City Point development, neighbouring Pride Park, Ascot Drive area and with ease of access to the Midland Railway Station and into the city centre the property offers a wide variety of uses.

An impressive and unique property worthy of a full detailed viewing attractively offered for sale

with immediate vacant possession and no chain.

## ACCOMMODATION

### GROUND FLOOR

Entering the property through a composite and glazed front door into a hallway with stairs leading to the first floor.

### FIRST FLOOR

#### LANDING

Having a rear facing UPVC double glazed window with Venetian blinds, loft access with loft ladder fitted and loft part boarded, useful built-in cloaks cupboard with double doors, airing cupboard housing the immersion hot water cylinder and modern 24 hour programmable electric heater in the hallway.

#### LIVING ROOM

17'10" x 10'2" + entry lobby (5.44m x 3.10m + entry lobby)

A spacious open plan living dining room with plentiful space for all furniture, two front facing UPVC double glazed windows with Venetian blinds, media connections, two modern 24 hour programmable electric heaters and open plan access into:

#### KITCHEN

13'10" x 7'2" (4.22m x 2.18m)

With space for a dining table and chairs, being fitted with a modern range of cream wall and base units with matching cupboard and drawer

fronts, laminate wood-effect work surfaces and matching splashback, stainless steel sink and drainer, electric oven, ceramic glass hob and extractor fan, space for a washing machine and upright fridge freezer, tiled floor, UPVC double glazed window with Venetian blinds overlooking the private rear garden, modern 24 hour programmable electric heater.

## BEDROOM ONE

11' x 10'5" (3.35m x 3.18m)

A spacious double bedroom having fitted wardrobes with attractive wood-grain effect doors and mirrors, front facing UPVC double glazed window with Venetian blinds, modern 24 hour programmable electric heater.

## BEDROOM TWO

11' x 10'2" into recess (3.35m x 3.10m into recess)

A second generous bedroom having a front facing UPVC double glazed window with Venetian blinds, deep recess suitable for a wardrobe, built-in store cupboard, 24 hour programmable modern electric heater.

## BATHROOM

6'8" x 6'4" (2.03m x 1.93m)

Smartly appointed with a white three-piece suite comprising a panelled bath with a mains chrome shower over and screen, tiled walls, wash hand basin with a matching tiled splashback, low-level WC, tiled floor, UPVC double glazed window with Venetian blinds, bathroom cabinet with mirrored door, extractor fan, chrome electric towel radiator with 24 hour programmable timer.

## OUTSIDE

Driveway leading to a garage with up and over door, power and light alongside useful under stairs storage space with ceiling light.

To the rear of the building, accessed from a side wooden gate is private enclosed garden with mature screening trees, gravel covered floor and a circular paved patio. There is also a rear tap.

## TENURE

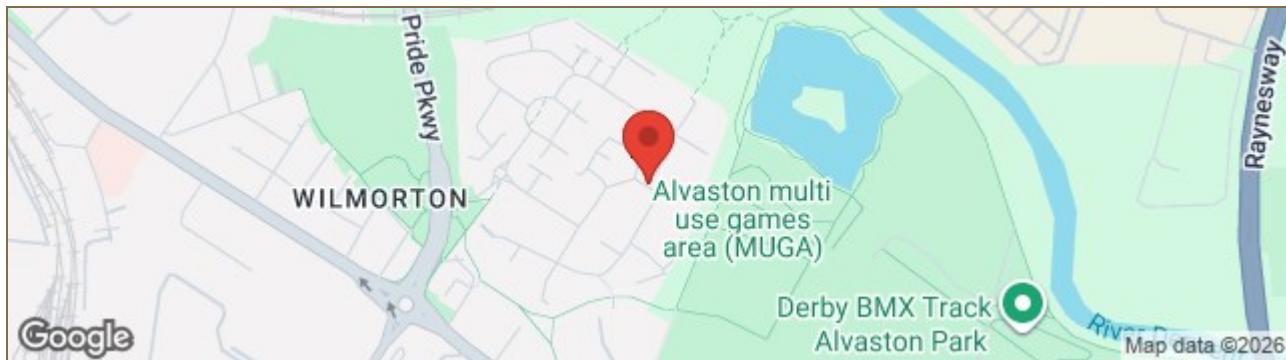
The property is freehold.







## Road Map



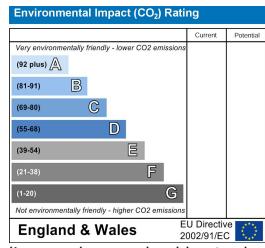
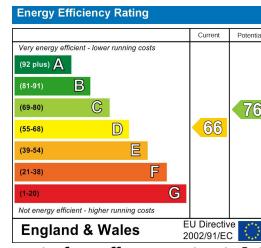
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)