



## 25 St Nicholas Place, DE1 3GD

**Offers In The Region Of £300,000**



0

Set within an attractive private gated courtyard just moments away from the city centre is this impressive three storey, three bedroom townhouse featuring an upgraded bathroom, en-suite and kitchen, attractively offered for sale with immediate vacant possession and no chain.



# 25 St Nicholas Place, DE1 3GD

Offers In The Region Of £300,000



## DIRECTIONS

Approaching the property from Duffield Road turn onto Belper Road continuing to the end taking the sharp left turning onto Milford Street where access to the site will be found on the right.

The spacious and generous accommodation incorporates both double glazing and gas central heating briefly comprises formal entrance hallway with stairs leading to the first floor and useful cupboard beneath, cloakroom WC, ground floor bedroom three/study, utility room with access to the rear garden. To the first floor there is an open plan dining kitchen with a Juliet balcony internal double doors opening into a living room and a newly appointed fitted kitchen with integrated oven fridge and dishwasher. To the second floor there is the principal bedroom with built-in wardrobes and refitted en-suite, double bedroom two also with built-in wardrobes and main bathroom having been re-fitted and attractively tiled.

The property is set behind secure vehicular and pedestrian gates within a courtyard setting with attractive gardens.

A driveway and low maintenance gravelled front garden leads to the integral garage and main front door with gated side access leading to the generous rear garden with patio lawn and fenced borders.

St Nicholas Place is located off Belper Road within Strutts Park conservation area leading into the beautiful Darley Park and with ease of access into the city centre. Locally there is a convenient store, petrol station also with grocery store, popular public houses and excellent commuter access onto the A38 and A52 road networks.

The property is attractively offered for sale with immediate vacant possession and no upward chain.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property through a solid timber front door into a spacious formal hallway area having an inset floor matt with laminate flooring beyond, stairs lead to the first floor with useful cupboard beneath, radiator.

#### CLOAKROOM

With low level WC, wash hand basin with tiled splashback and frosted double glazed window.

#### UTILITY ROOM

8'9" x 6'11" (2.67m x 2.11m)

Providing plumbing and space for a washing machine and tumble dryer, wall and base kitchen units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, tiled walls,

laminate floor covering, door to the rear garden, wall mounted Vaillant boiler and central heating radiator.

### **BEDROOM THREE/STUDY**

9'1" x 8'4" (2.77m x 2.54m)

A versatile room having a rear facing double glazed window, laminate floor covering and radiator.

## **FIRST FLOOR**

### **LANDING**

With stairs continuing to the second floor, telephone system and radiator.

### **OPEN PLAN DINING KITCHEN**

10'7" x 8'9" (3.23m x 2.67m)

Space for a dining table and Chaz, rear facing French doors open as a Juliet balcony with an aspect over the rear garden, exposed wooden floorboards, internal double doors opening into the lounge, radiator and plan access into

### **KITCHEN**

8'9" x 6' (2.67m x 1.83m)

Appointed with a replacement fitted kitchen having a good range of fitted wall and base units with matching cupboard and drawer fronts, wood effect laminate worksurface and tiled walls, stainless steel sink and drainer, electric oven, gas hob and extractor fan over integrated fridge and dishwasher, vinyl flooring, rear facing double glazed window and inset spotlights to the ceiling.

### **LIVING ROOM**

15'7" x 15'2" (4.75m x 4.62m)

A generous 'L' shaped living room with plentiful space for furniture, front facing Juliet balcony, additional sash window, exposed wooden floorboards, media connections and radiator.

## **SECOND FLOOR**

### **LANDING**

With built-in airing cupboard and independent access to all first floor rooms.



## BEDROOM ONE

13'7" + wardrobes x 9'1" (4.14m + wardrobes x 2.77m)

A spacious principal bedroom having built-in wardrobes with sliding mirrored doors, exposed wooden floorboards, three front facing sash windows, radiator.

## EN-SUITE

7'1" x 5'3" (2.13m x 1.60m)

Smartly appointed with an upgraded suite comprising a double with shower with mains overhead shower and additional showerhead, sliding shower screen door, a contemporary styled wash basin sits on a two drawer vanity unit, low level WC with half wall tiling, chrome towel radiator, extractor fan.

## BEDROOM TWO

9'6" + wardrobe x 8'5" (2.90m + wardrobe x 2.57m)

A generous double bedroom with exposed wooden floorboards, built-in wardrobes with sliding mirrored doors, double glazed windows to the rear elevation overlooking the garden, radiator.

## BATHROOM

9' x 6'10" (2.74m x 2.08m)

Smartly presented and upgraded with a replacement suite comprising a deep panelled bath with a chrome shower over and screen, attractively tiled, wash hand basin sat on a vanity unit, low-level WC with concealed system, vinyl floor covering, window, extractor fan, insect ceiling spotlights and radiator.

## OUTSIDE

The property is set behind secure vehicular and pedestrian gates within a courtyard setting with attractive gardens.

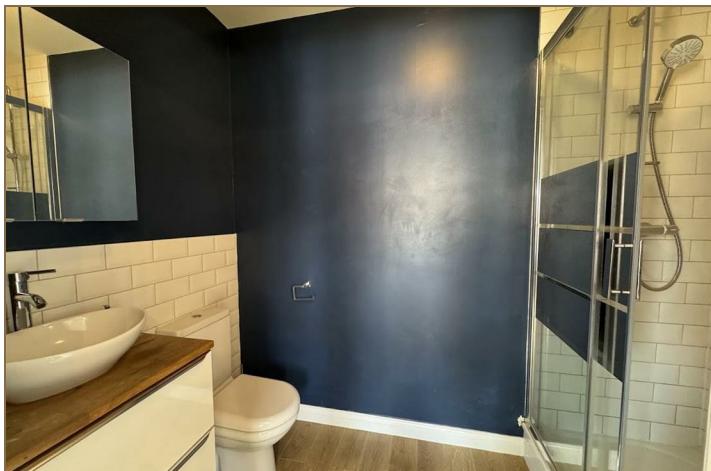
A driveway and low maintenance gravelled front garden leads to the integral garage and main front door with gated side access leading to the generous rear garden with patio lawn and fenced borders.

## GARAGE

16'5" x 8'6" (5.00m x 2.59m)

Main up and over door, power and light.

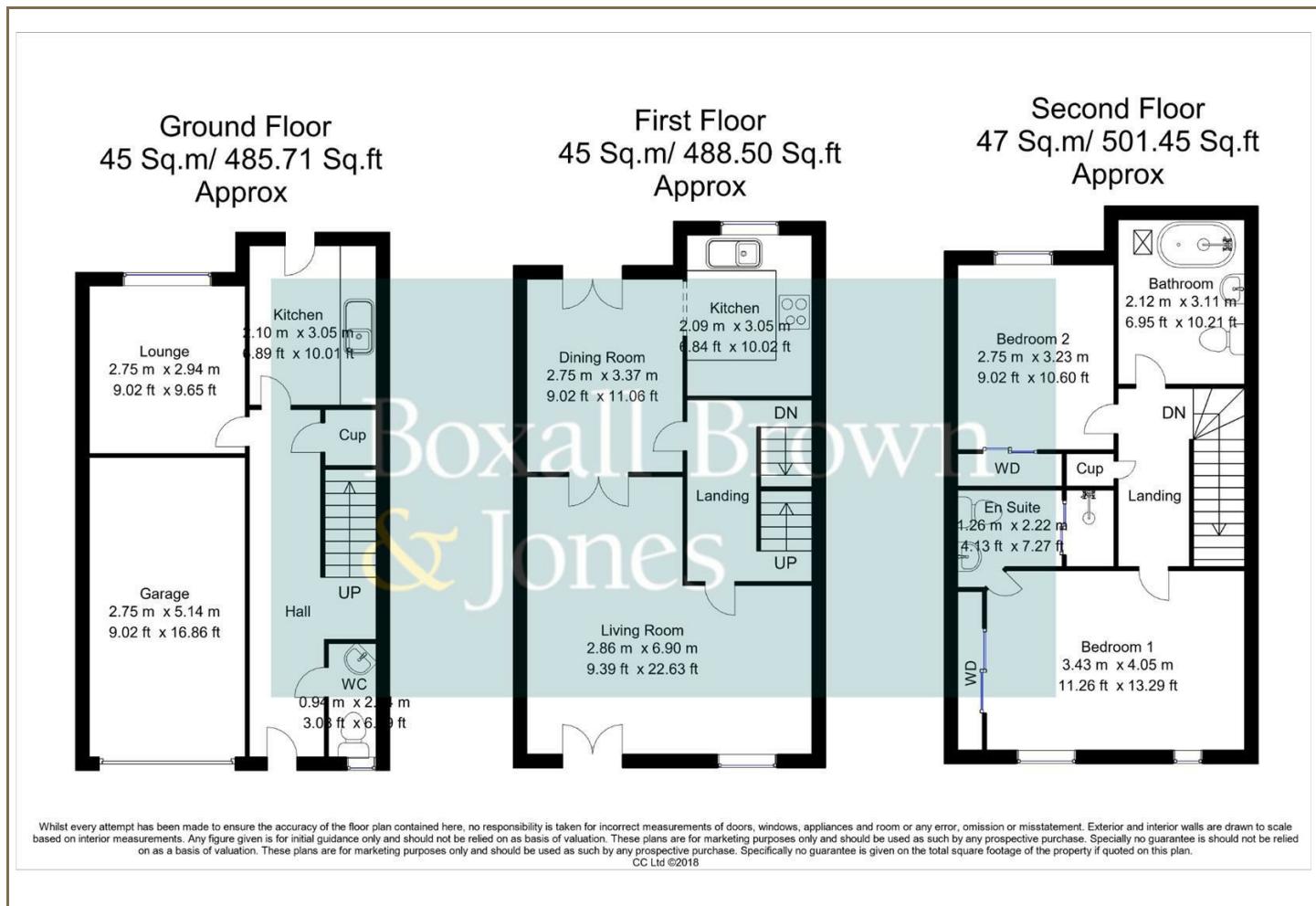




## Road Map



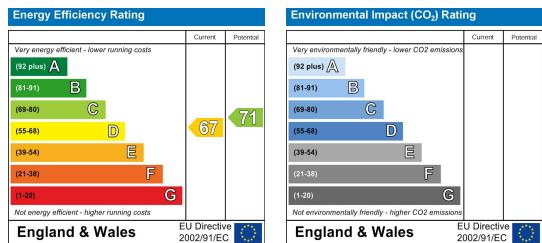
## Floor Plan



## 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 off 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)