



**17 St. Katherines
Court
Derby
DE22 3AY**

**Offers Over
£227,500**

- **SECURE GATED COMMUNITY**
- **MID TOWN HOUSE**
- **ACCOMMODATION ARRANGED OVER THREE FLOORS**
- **OPEN PLAN LOUNGE DINER AND KITCHEN ON THE 1ST FLOOR**
- **CLOAKROOM AND UTILITY WITH ACCESS TO REAR GARDEN**
- **THREE SECOND FLOOR BEDROOMS**
- **GARAGE PARKING AND LOW MAINTENANCE GARDEN**

GENERAL INFORMATION

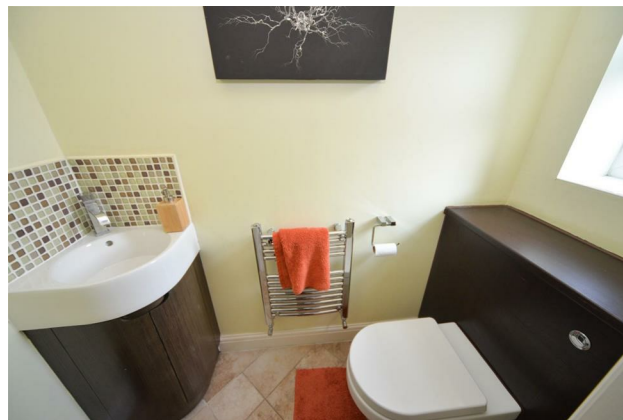
THE PROPERTY

Welcome to this three-storey modern townhouse located in the secure gated development of St. Katherines Court, Derby. This delightful modern townhouse offers a perfect blend of contemporary living and practicality, making it an ideal choice for families or professionals alike.

Upon entering, you are greeted by a spacious entrance hallway that features a convenient guest cloakroom and a utility area. The first floor boasts an open-plan lounge and dining area, seamlessly connected to a modern kitchen. This layout is perfect for entertaining guests or enjoying family meals, with ample natural light flooding the space via two Juliette balconies.

The second floor is home to three bedrooms, providing plenty of room for relaxation and rest. A modern fitted bathroom, designed with both style and functionality in mind, completes this level.

Outside, the property offers practical amenities, including parking, a garage, and a fore garden at the front. To the rear, you will find a low-maintenance composite decked terrace with gravel borders, creating a lovely outdoor space for alfresco dining or simply unwinding in the fresh air.





This property is a lovely contemporary home and benefits from its location within a secure community, providing peace of mind. With its modern features and thoughtful design, this townhouse is an excellent opportunity for those seeking a stylish and convenient lifestyle in Derby.

LOCATION

The property's sought-after location is a short walk from Derby City Centre and affords easy access to a full range of services, including comprehensive shopping facilities along the Corn Market and the Derbyion shopping centre. For those who appreciate period charming architecture, Sadler Gate and Iron Gate are well worth a visit. They boast a wide selection of upmarket clothing outlets, bars, and restaurants.

Vibrant Friar Gate is the place to be for those who enjoy relaxing and indulging in stylish restaurants and bars. Queens

Street Leisure Centre offers an excellent range of leisure facilities. The delightful Darley Park borders the River Derwent, thus allowing for some scenic walks, and Markeaton Park is ideal for those with sporting interests.

There are excellent transport links nearby, with the A52 and A38 linking to the M1 motorway, which in turn provides swift onward travel to regional centres, including Nottingham, Stoke on Trent, Burton upon Trent, Birmingham and East Midlands International Airport.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

6.05m x 1.96m max (19'10" x 6'5" max)
Wood panelled entrance door with wood unit double glazed window above, wood effect flooring, central heating radiator, telephone point, UPVC double glazed

window to the side elevation, smoke alarm, alarm keypad, staircase to the first floor and internal doors giving access to cloakroom, understairs storage cupboard and utility room.

GUEST CLOAKROOM

Fitted with a white two piece suite comprising; low level W.C., corner wash hand basin with tiled splashback, Karndean flooring, central heating radiator and UPVC obscure double glazed window to the front elevation.

UTILITY

2.69m x 2.03m (8'9" x 6'7")

Fitted with a range of wall mounted cupboards, base cupboards with roll edge laminated wood effect work surfaces over, stainless steel sink drainer unit with tiled splashbacks, wall mounted Glow Worm central heating boiler, low level appliance space with plumbing for an automatic washing machine, vent for tumble dryer



and tall space ideal for fridge/freezer, recess halogen downlighters, extractor fan, central heating radiator and obscure wood unit double glazed door giving access to the rear garden.

FIRST FLOOR

LANDING

Has a Intercom phone entry system and internal panelled doors.

SPACIOUS OPEN PLAN LOUNGE/DINING

8.00m x 4.70m max to 2.67m (26'3" x 15'5" max to 8'9")

LOUNGE AREA

TV point, central heating radiator, coving to ceiling, UPVC double glazed window to the front elevation and UPVC inward opening French doors opening onto a Romeo and Juliet style balcony with wrought iron railings.

DINING AREA

Quality wood effect laminate flooring, central heating radiator, coving to ceiling, UPVC inward opening French doors opening onto a Romeo and Juliet style balcony with wrought iron railings and open plan access to:

MODERN KITCHEN

2.67m x 2.01m (8'9" x 6'7")

Fitted with a range of wall, base and drawer units will roll edge laminated work surfaces over, stainless steel 11/2 bowl sink drainer unit with mixer tap, tiled splashbacks, integrated Neff stainless steel electric oven with four ring gas hob and extractor canopy over, low level fridge and integrated Neff dishwasher, quality wood effect laminate flooring, recess halogen downlighters and UPVC double glazed window to the rear.

SECOND FLOOR

LANDING

Having loft access point, built in linen storage and all doors leading off:

BEDROOM ONE

3.32m max 2.87m min x 4.14m to wardrobe (10'10" max 9'4" min x 13'6" to wardrobe)

Window to the front aspect, Velux window, built in wardrobes with mirror sliding doors, ceiling light point and radiator.

BEDROOM TWO

2.56m x 3.69m max (8'4" x 12'1" max)

Has a window to the rear aspect, radiator, ceiling light point and a further loft access point.

BEDROOM THREE

2.11m x 2.22m max 2.03m min (6'11" x 7'3" max 6'7" min)

Has a Velux window to the rear aspect, radiator and ceiling light point.

FAMILY BATHROOM

1.68m x 1.98m width (5'6" x 6'5" width)

Has a panelled bath with mixer taps and separate shower with glazed screen over, pedestal hand wash basin with vanity unit below and W.C., there are tiled surrounds, heated chrome towel rail and recessed ceiling down lights.

OUTSIDE

The property sits off St Katherines Court behind a Tarmacadam driveway with parking for one car and leads to a garage with an up and over door. The rear garden has a fenced boundary with a large composite deck area.



AGENTS NOTES

1) If you have accessibility needs please contact the office before viewing this property.
 2) Please be aware that this development has tree preservation orders in the communal areas and in the rear garden of number 17.
 3) Fees apply - The vendor has advised us that the monthly management fee is £49.15pcm. Each property owns a 5% share of the grounds. This charge covers the upkeep of the communal garden areas, electric gates, outside lighting and insurance for communal areas.

COUNCIL TAX BAND
 Derby City - Band D

TENURE
FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CURRENT UTILITY SUPPLIERS
 Gas
 Electric
 Water - Mains
 Sewage - Mains
 Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

CONSTRUCTION

Standard Brick Construction

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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