DRAGE STREET, CHESTER GREEN, DERBY

PRICE £200,000

2 BEDROOM | 1 BATHROOM | 2 RECEPTION

WELCOME TO DRAGE STREET

TWO DOUBLE BEDROOMS, CHARACTER FEATURES, BEAUTIFUL GARDEN AND A RARE SINGLE GARAGE - This attractive two-bedroom terraced home offers a wonderful combination of traditional character and comfortable modern living, with a warm and welcoming feel throughout. From the moment you step inside, the property showcases period-inspired features including exposed fireplaces, original-style floorboards, fitted alcove storage and attractive terracotta tiling, creating a home with plenty of personality.

The ground floor provides two well-proportioned reception rooms, giving flexibility for both everyday living and entertaining. The dining room features a striking brick fireplace with log burner, while the modern kitchen at the rear provides a practical and sociable space with direct access into the garden.
Upstairs, both bedrooms are generous doubles, with the principal bedroom offering fitted storage. A spacious modern bathroom adds further appeal.

Outside, the rear garden provides a lovely private setting, while the property's single garage is a particularly valuable feature for a terraced home. With permit parking to the front, this is a characterful and versatile home with plenty to offer.

THE DETAIL

The Detail
Entering through the front door, the lounge immediately provides a welcoming first impression, with varnished floorboards, an open fireplace with tiled hearth and fitted cupboards and shelving within the alcoves. The room offers a comfortable setting for relaxing, with the original-style features giving the space a distinctive character. A doorway leads through to the dining room, which provides generous space for a large dining table and chairs. Here, a brick fireplace houses a log burner, creating an appealing focal point, while terracotta tiled flooring adds warmth and texture. Understairs storage provides useful additional space, and a door leads through towards the wooden staircase.
At the rear, the modern kitchen combines practical design with a sociable layout. White fitted cupboards are complemented by a small breakfast bar, integrated microwave and freestanding Smeg oven with five-ring gas hob. Tiled flooring continues throughout, while a door provides direct access to the rear garden.
Upstairs, the principal bedroom is a large double with two windows, painted floorboards and open fitted wardrobes incorporating both shelving and hanging rails. Bedroom two is also a generous double, featuring stained floorboards and a characterful open fireplace.
The landing provides loft access and leads to the spacious bathroom, which features painted floorboards, a freestanding bath with standing tap, separate shower enclosure, wash basin and WC. A useful cupboard houses the Vaillant boiler.
Outside, the rear garden offers lawn, patio and a shed positioned towards the bottom, with shared alley access providing a convenient route to the front. To the front, there is on-street permit parking, while the property benefits from its own single garage — an especially useful and unusual advantage for a home of this style.
The property is conveniently positioned within Derby, providing access to the city centre and its wide range of shopping, dining, leisure and cultural amenities. Derby Railway Station offers direct rail connections to destinations including London, Birmingham, Sheffield and Newcastle, while local bus services provide further options for getting around the city. Road connections include the A38 and A52, giving access to the wider region and the M1. Derby also offers a wealth of parks and open spaces, including Darley Park and the River Derwent, providing opportunities for walking and outdoor recreation.

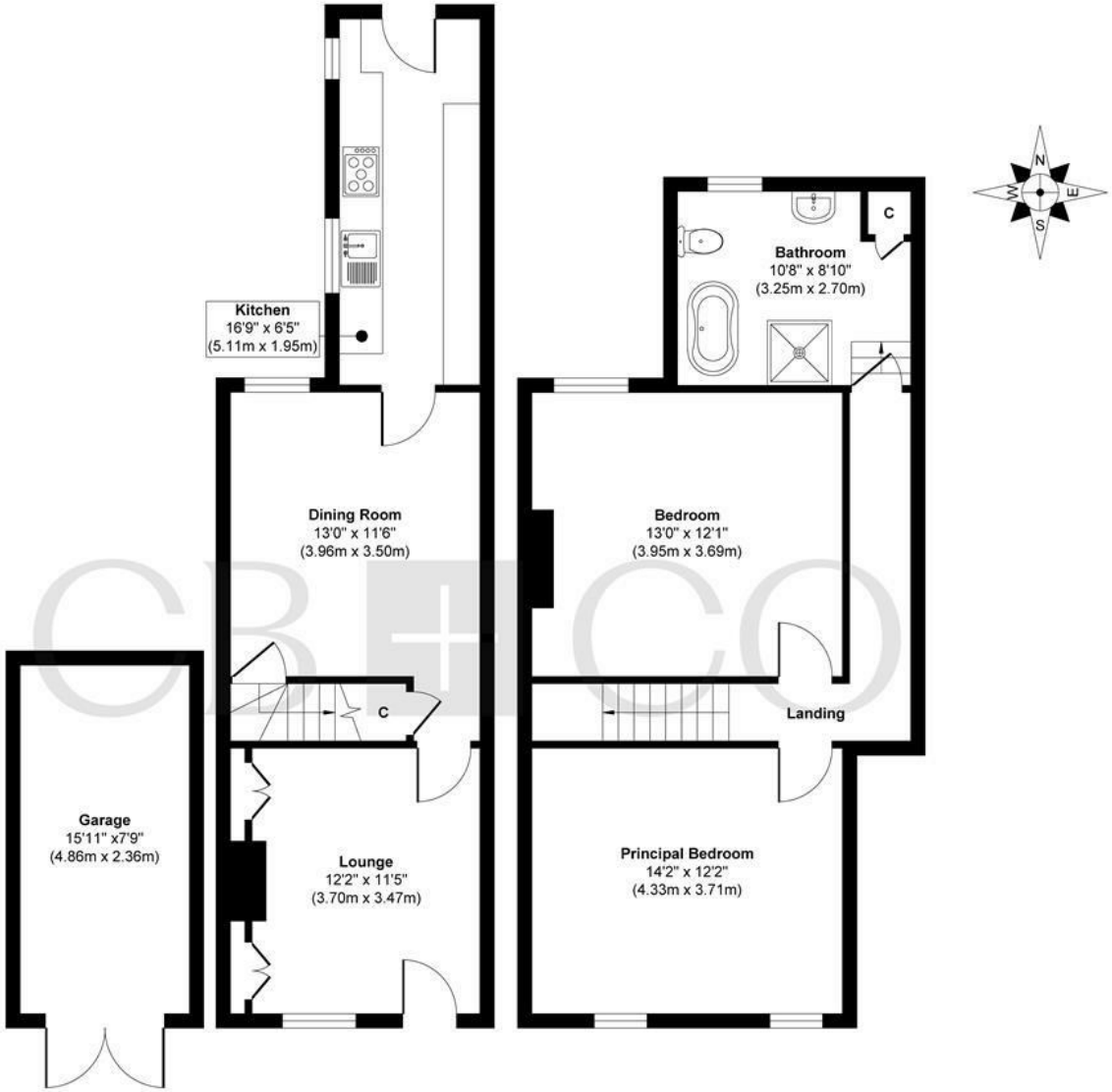
AML Verification

CB+CO

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO

Drage Street



Garage
Approximate Floor Area
123 sq. ft
(11.47 sq. m)

Ground Floor
Approximate Floor Area
434 sq. ft
(40.34 sq. m)

First Floor
Approximate Floor Area
551 sq. ft
(51.21 sq. m)

Approx. Gross Internal Floor Area 1108 sq. ft / 103.02 sq. m (Including Garage)
Approx. Gross Internal Floor Area 985 sq. ft / 91.55 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

985.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Chain Free Sale – Offered For Sale With No Onward Chain, Providing A Straightforward Opportunity For Buyers Looking To Move Without The Added Complications Of A Property Chain.
- Characterful Terraced Home – An Attractive Terraced Property Combining Traditional Character Features With Modern Improvements And A Comfortable, Practical Layout.
- Rare Single Garage – A Major Advantage For A Terraced Home, The Property Benefits From Its Own Single Garage, Offering Secure Space For Parking, Storage, Hobbies Or Everyday Essentials — A Particularly Valuable And Unusual Feature For This Style Of Proper
- Two Spacious Reception Rooms – Separate Lounge And Dining Rooms Provide Flexible Living And Entertaining Space, With Both Rooms Offering Plenty Of Character.
- Brick Fireplace With Log Burner – The Dining Room Features A Striking Brick Fireplace With Log Burner, Adding Warmth And Character To This Sociable Space.
- Modern Fitted Kitchen – A Well-Appointed Modern Kitchen With White Units, Tiled Flooring And A Useful Breakfast Bar, Along With Direct Garden Access.
- Two Double Bedrooms – Two Generously Proportioned Double Bedrooms, Offering Excellent Space For Furniture, Storage And Comfortable Everyday Living.
- Large Modern Bathroom – A Spacious Bathroom Features A Freestanding Bath, Separate Shower Enclosure, Wash Basin And WC, Along With Useful Boiler Storage.
- Lovely Rear Garden – The Rear Garden Provides A Pleasant Outdoor Space With Lawn, Patio And A Shed, Offering Plenty Of Potential For Relaxing And Outdoor Dining.
- Excellent Derby Location – Ideally Positioned For Access To Derby And Its Wide Range Of Shopping, Leisure, Dining And Transport Facilities, With Good Connections To The Wider Area.

CURRAN BIRDS + CO

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THE MILLS

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MICKLEOVER

THE STUDIO

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