



Whitaker Road
DERBY



Property Description

A beautifully extended early 1900's home combining period character with modern living, set in a generous plot with off-road parking, large gardens, and eco-conscious features.

The heart of the home is a stunning open-plan kitchen/diner/snug, with underfloor heating, integrated appliances, a lantern skylight, and direct access to the 8m x 4m indoor pool with shower room, Velux windows, and stretch ceiling. A separate reception room offers a cosy space with original fireplace, high ceilings, and built-in shelving. There are also two other good sized reception rooms at the front of the house.

Upstairs, there are four bedrooms, all featuring original fireplaces or built-in storage. The master is particularly spacious with fitted wardrobes and triple glazing. The family bathroom includes a four-piece suite, steam shower, underfloor heating, and full tiling. On the top floor there is a fifth bedroom and a bathroom including a two man sauna.

Additional features include a double garage with EV charger, plant and thermal store for the pool, a detached studio outhouse with incinerator toilet, and a large rear garden with raised beds, greenhouse, three rainwater harvesting tanks, and eight solar panels.

Viewing is highly essential to take in what this property has to offer!

Entrance Hallway

A stunning first impression, the entrance hallway sets the tone for this elegant early 1900s home. Featuring a beautiful mix of original and replica Minton tiled flooring, the space is full of period charm and character. High ceilings, original cornicing, and natural light from decorative stained glass elements enhance the sense of space and traditional detail. From the hallway, there is access to the study/library, two large reception rooms, a pantry, utility room, downstairs WC, and the double garage. To the rear, the hallway leads through to the spacious kitchen/diner/snug area - the true heart of the home.

Study/Library

15' 9" x 8' 9" (4.80m x 2.67m)

A quiet and characterful space, the study/library features a beautiful original open fireplace, adding warmth and period charm. Triple glazed windows provide excellent natural light while ensuring comfort

and energy efficiency. Built-in bookcases line two walls, offering ample storage and display space, making this an ideal room for home working, reading, or study. The room is finished with practical laminate flooring, blending traditional style with everyday functionality.

Reception Room

18' 8" x 13' 9" (5.69m x 4.19m)

Located at the front of the property, this spacious and light-filled reception room benefits from a large bay window with double glazing, allowing plenty of natural light to flood the space. A wood-burning stove with back boiler creates a cosy focal point while also providing additional heating efficiency. The room is finished with laminate flooring, and its generous proportions make it ideal as a main living or family room.

Utility Room/ Downstairs W.C

9' 3" x 7' 3" (2.82m x 2.21m)

A practical and well-designed space combining a useful utility area with a downstairs WC. Fitted with ceramic tiled flooring for easy maintenance, the room includes plumbing and space for laundry appliances, along with a low-level WC and wash basin. An extractor fan ensures good ventilation.

Pantry

A generously sized pantry offering excellent storage space, ideal for keeping kitchen essentials neatly organised and out of sight. With ample room for shelving, wine rack, and power sockets, it's a practical addition to the home that supports both everyday living and entertaining.

Kitchen/Diner

28' 5" MAX x 25' 8" MAX (8.66m MAX x 7.82m MAX)

A true heart of the home, this beautifully extended and thoughtfully designed kitchen/dining/living is

flooded with natural light thanks to a striking opening lantern skylight, the kitchen has been finished to a high standard, featuring integrated appliances throughout, including a full-size fridge freezer, dishwasher, electric hob, double ovens (one steam), and warming drawers - all seamlessly built into classic cabinetry with a nod to the property's period heritage.

Underfloor heating runs throughout the space, ensuring year-round

comfort beneath ceramic tiles. The open-plan layout flows effortlessly into the dining area, with ample space for a large family table and double doors on both sides, opening directly onto the patio and garden. From here, there is direct access to the indoor pool.

Just around the corner lies a cosy yet connected snug area, perfect for relaxed evenings or quiet mornings.

Further Reception Room

17' 3" x 13' 7" (5.26m x 4.14m)

Adjacent to the kitchen/diner, this reception room contains high ceilings which enhances the spaciousness, while laminate flooring offers a practical yet stylish foundation throughout.

At the heart of the room stands an open original fireplace, serving as a striking focal point that adds warmth and historic charm. Flanking the fireplace, built-in shelving provides both display and storage space, perfect for books.

Landing

The spacious landing is a charming feature of the home, thoughtfully designed to maximise both style and storage. Lined with built-in bookcases. The staircase retains its original historic charm, featuring unique metal rails every tenth spindle, a rare detail that adds character and authenticity. Light filters gently through the single-paned windows, highlighting the period details and creating a warm, inviting atmosphere on this upper level.

Bedroom One

14' 3" max x 11' 8" (4.34m max x 3.56m)

Positioned at the rear of the property, the master bedroom is the largest bedroom in the house, offering lovely views of the garden. Featuring triple-glazed windows, the room is exceptionally quiet and energy efficient, ensuring comfort throughout the seasons.

The bedroom boasts generous fitted wardrobes providing excellent storage without compromising on space. A stunning open original fireplace serves as a beautiful period focal point, adding warmth and character to this elegant room.

Bedroom Two

18' 7" max x 14' max (5.66m max x 4.27m max)

Located to the front elevation of the property, Bedroom Two is another generously sized double room filled with natural light. The triple-glazed windows provide excellent insulation and soundproofing, while still allowing lovely views to the front of the

home.

An original open fireplace serves as a charming centrepiece, continuing the home's period character.

Bedroom Three

13' 8" x 13' 4" (4.17m x 4.06m)

Situated to the rear of the property, Bedroom Three features a clever built-in wall bed and bespoke bookcases, maximising space and functionality. The room is filled with natural light from the triple-glazed windows, offering views to the rear garden. An original open fireplace adds warmth and historic charm.

Bedroom Four

14' 6" x 12' 1" (4.42m x 3.68m)

Located at the front elevation of the property, Bedroom Four is currently used as a textiles studio, benefiting from double-glazed windows with removable blinds, allowing full control over light and privacy. Finished with laminate flooring for easy maintenance, the space also includes built-in cupboards, providing excellent storage for materials, equipment, or wardrobe essentials.

Bathroom

The main bathroom has been finished to a high standard, featuring a stylish and spacious four-piece suite, including a luxurious steam shower, a separate bath, WC, and basin. Tiled throughout, the room is both sleek and easy to maintain, while underfloor heating provides comfort all year round. Thoughtfully designed cupboard space offers practical storage without compromising the clean lines of the room. A triple-glazed window brings in natural light while ensuring excellent insulation and privacy.

Landing

The top floor landing offers a large built-in storage space. Built-in bookcases add character.

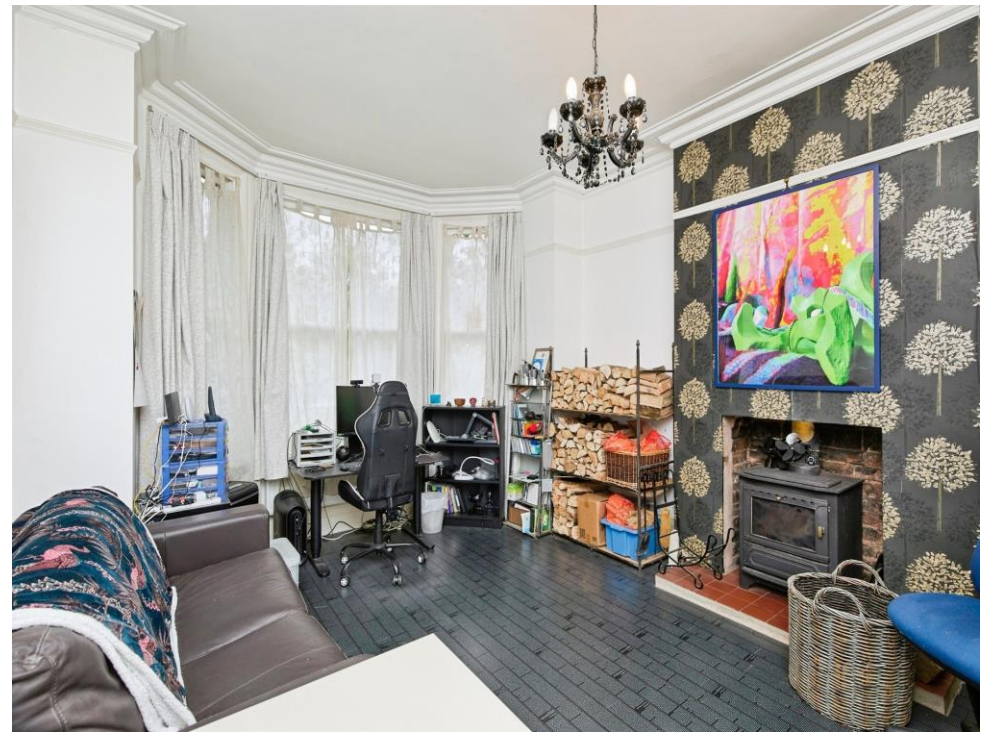
Bedroom Five

23' 1" x 14' 1" (7.04m x 4.29m)

Occupying the top floor of the property, this expansive fifth double bedroom offers a private retreat of impressive scale and character. Thoughtfully converted from the loft space, the room features beautiful exposed wooden beams and laminate flooring, creating a warm, inviting atmosphere.

Natural light floods the space through a double-glazed Velux skylight and two additional triple-glazed windows, offering elevated views and excellent insulation. Ample walk-in storage is discreetly integrated, maximising functionality without compromising the clean aesthetic of the room.









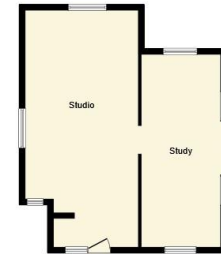
Ground Floor



First Floor



Second Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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