

# Fletcher & Company

## 24

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Otter Street, Derby, DE1  
Offers Around £335,000 Freehold

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- Excellent Plot - Open Views
- Larger Than Average
- No Upward Chain
- Two Reception Rooms
- Large Dining Kitchen
- Four Bedrooms & Family Bathroom
- Private Garden to Rear
- Impressive Views Over Darley Park
- Character Features





## Summary

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CLOSE TO DARLEY PARK -Rare opportunity to add value to an impressive 4 bed family home in a sought after location. Period four bedroom palisaded terraced property with views to the rear over beautiful Darley Park.

The property benefits from: vestibule, entrance hall, useful cellar, front sitting room, middle dining room, large spacious dining kitchen, first floor semi-galleried landing leading to four bedrooms and recently re-appointed bathroom.

To the rear of the property is a three-tiered low maintenance garden which backs onto Darley Park and offers impressive views.

Fine four bedroom period palisaded terraced property in the highly regarded Strutts Park area of Derby retaining much original character and offers excellent potential to create a large family home in a fabulous location.

# F&C

## THE LOCATION

The property is within a short distance of Derby City Centre, Cathedral Quarter with some fine period architecture, restaurants, cafes and boutique style shops as well as the Derbion offering a various selection of retail outlets. The property also gives easy access to the A38 and A52.

## ACCOMMODATION

### GROUND FLOOR

#### Vestibule

3'10" x 3'3" (1.18 x 1.01)

Panelled and glazed entrance door gives access to vestibule with quarry tiled floor, stylish half tiled walls, coved cornice and panelled and glazed door to entrance hall.

#### Entrance Hall

11'8" x 5'10" (3.56 x 1.79)

With electric storage heater, coved cornice, feature archway, staircase to first floor with feature balustrade, further panelled door to useful cellar and doors to sitting room, dining room and large spacious dining kitchen.

#### Sitting Room

15'3" x 12'1" (4.67 x 3.69)

With feature stone fireplace with stone surround and brown quarry tiled hearth, display mantel and fitted gas fire, coved cornice and uPVC double glazed canted bay window to front.



#### Dining Room/Second Sitting Room

13'9" x 10'2" (4.20 x 3.11)

With fitted gas fire, coved cornice, picture rail, uPVC double glazed picture window to rear and further single glazed window through to dining kitchen.

### Large Spacious Dining Kitchen

25'0" x 10'4" (7.63 x 3.15)

With marble effect preparation surfaces, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, feature fireplace with decorative wooden surround, tiled hearth and interior with fitted gas fire, double glazed window to side, matching glazed door to garden and open access into breakfast room.



### Breakfast Room

With electric storage heater, double glazed window to side and further matching double glazed French doors overlooking garden and Darley Park beyond.



## FIRST FLOOR

### Semi-Galleried Landing

Semi-galleried landing with polished wooden balustrade, electric storage heater, original fitted floor-to-ceiling cupboards and doors to all four bedrooms and bathroom.

### Bedroom One

12'11" x 12'0" (3.96 x 3.66)

With fitted wardrobes and drawers and double glazed window to front.



### Bedroom Two

14'0" x 13'10" (4.28 x 4.22)

With feature cast iron fire surround, extensive fitted wardrobes, overhead storage, dressing table and double glazed window to rear overlooking Darley Park.



### Bedroom Three

10'5" x 10'2" (3.19 x 3.10)

With combination convection heater and night storage radiator, fitted cupboard and double glazed window to rear with impressive views of Darley Park.



### Bedroom Four

9'10" x 6'8" (3.01 x 2.05)

With double glazed window to front.

### **Well Appointed Bathroom**

7'5" x 5'9" (2.28 x 1.77)

A well appointed bathroom partly tiled with a white suite comprising low flush WC, vanity wash handbasin with fitted cupboards beneath, panelled bath with Bristan shower over, chrome heated towel radiator and double glazed window to side.

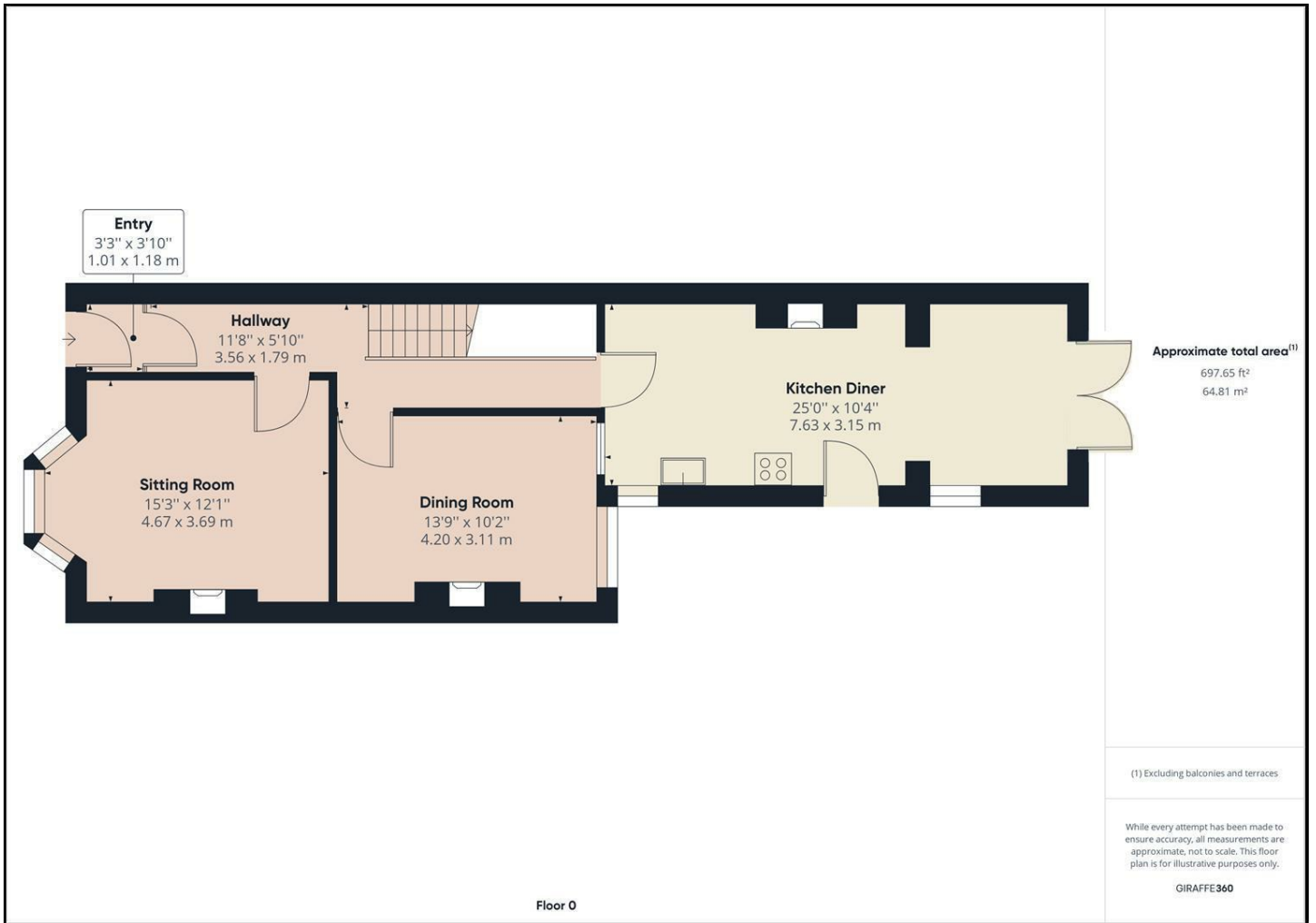


### **OUTSIDE**

To the rear of the property is a good sized low maintenance three-tiered garden with paved sections, the lower level having herbaceous surrounding borders and well stocked with plants and shrubs. The garden is bound by a combination of timber fencing and brick walling and offers impressive views over Darley Park.

To the side of the property is an alleyway giving access to the rear garden.

**Council Tax Band C - Debry**





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Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	