

Fletcher & Company

Ashwood House, 89 Arthur Street, Strutts Park, Derby,
Derbyshire, DE1 3EJ

Offers Around £350,000

Freehold



- Beautiful Palisaded Terraced Residence
- Strutt's Park Conservation Area
- Much Original Character Throughout
- Vestibule, Impressive Entrance Hall with Minton Floor, Useful Cellar
- Lounge to Front with Feature Fireplace
- Dining Room with French Doors to Rear Garden
- Fitted Kitchen, Utility, Fitted Guest Cloakroom
- Three First Floor Bedrooms & Large Well Appointed Bathroom
- Fabulous Landscaped Rear Garden





Summary

Particularly well appointed, three bedroom palisaded terraced residence in the popular Strutt's Park area of Derby, close to Darley Park.

This is an opportunity to acquire a fabulous, palisaded terraced property towards the top end of Arthur Street, within the Strutt's Park Conservation Area. The property is particularly well finished throughout and features much original character in excellent condition.

The accommodation comprises vestibule, entrance hall with Minton floor, useable cellar with power and lighting, fitted guest cloakroom, lounge to the front with feature fireplace and bespoke sash window, rear dining room with French doors opening onto the garden and a quality fitted kitchen with utility off. The first floor landing provides space for access into the attic room to create a further bedroom (subject to planning permission), three bedrooms and a large well appointed bathroom with five-piece suite.

The rear garden is particularly impressive and features a private alleyway to the front, blue brick patio area and raised lawn with extremely well stocked borders surrounded by attractive walling.

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The Location

The property's location is a stone's throw from Darley Park and the River Derwent as well as Darley Abbey Mills offering a good selection of restaurants and bars. A pleasant footpath leads into Derby city centre along with nursery/schooling in the area and easy access onto main transport links including the A38 and A52.

Accommodation

Ground Floor

Vestibule

3'2" x 2'11" (0.97 x 0.91)

Panelled entrance door with glazed fan light provides access into the vestibule with coved cornice and panelled and decorative glazed door to the entrance hall.

Impressive Entrance Hall

12'11" x 5'4" (3.94 x 1.63)

A most impressive entrance hall with original Minton tiled floor, period style central heating radiator, coved cornice, dado rail, archway, staircase leading to the first floor and stripped panelled doors to the living room, dining room and kitchen.



Living Room

13'0" x 12'10" (3.98 x 3.93)

With a beautiful feature fireplace incorporating cast iron interior with decorative tiled slips, tiled hearth and open fire grate, period style central heating radiator, coved cornice, picture rail and bespoke sealed unit double glazed sash window to the front.



Dining Room

12'10" x 10'11" (3.93 x 3.33)

Again, with a beautiful feature fireplace with cast iron interior, decorative tiled slips, matching hearth and open fire grate, period style central heating radiator, coved cornice, picture rail, ceiling rose and sealed unit double glazed French doors opening onto the beautifully landscaped rear garden.



Fitted Kitchen

11'10" x 10'4" (3.61 x 3.17)

With a range of solid wood preparation surfaces and tiled surrounds, Belfast sink with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards having downlighting, a five plate gas Range cooker (included in the sale) sits beneath the chimney breast incorporating a stone lintel and extractor hood, integrated fridge/freezer and dishwasher, period style central heating radiator, double glazed window to the side and open access into the utility room.



Utility

6'8" x 5'5" (2.05 x 1.67)

With wood effect worktops, useful built in cupboards, appliance space suitable for a washing machine, floor-to-ceiling central heating radiator, double glazed window to the rear, panelled and multipaned door to the garden and bi-fold door to the fitted guest cloakroom.



Fitted Guest Cloakroom

4'8" x 2'4" (1.44 x 0.73)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, central heating radiator and recessed ceiling spot lighting.

Useful Useable Cellar

Two-compartment cellar with central heating radiator, power and lighting.

Compartment One

13'2" x 12'11" (4.03 x 3.95)

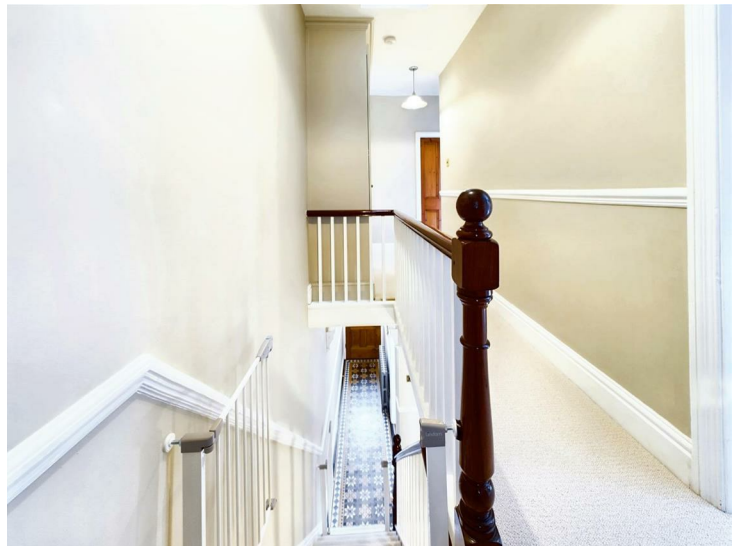
Compartment Two

7'3" x 3'3" (2.23 x 1.00)

First Floor

Landing

Semi-galleried landing with a beautiful balustrade and bespoke fitted floor-to-ceiling wardrobes, glass fanlight to the loft which could be easily converted (subject to planning permission), feature archway, dado rail and striped panelled doors to three bedrooms and bathroom.



Bedroom One

14'2" x 12'11" (4.34 x 3.95)

With period style central heating radiator, decorative coving, ceiling rose and double glazed window to the rear overlooking the beautiful garden.



Bedroom Two

12'10" x 12'3" (3.93 x 3.74)

With period style central heating radiator, decorative coving, ceiling rose and bespoke sealed unit double glazed sash window to the front.



Bedroom Three

9'9" x 7'6" (2.98 x 2.29)

With central heating radiator, fitted floor-to-ceiling wardrobe, decorative coving, ceiling rose and bespoke sealed unit double glazed sash window to the front.



Bathroom

11'8" x 9'9" (3.58 x 2.99)

Superb, very spacious, well appointed and partly tiled with a suite comprising low flush WC, bidet, bath with shower attachment, vanity unit with wash handbasin and a useful range of cupboards beneath and to the side, one of which houses the Worcester gas-fired boiler, large walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed windows to the side and rear.



Outside

A true feature of this sale is the beautiful, landscaped garden to the rear of the property which is fully walled and features a lower-level blue brick patio/dining area with steps leading up to a further upper section with shaped lawn, extremely well stocked borders containing plants, shrubs and mature trees, a useful outhouse and beautiful Wisteria. The property also features a private alleyway to the front which offers excellent storage.



Outhouse



Council Tax Band C - Derby





Floor -1



Floor 0

Approximate total area⁽¹⁾
 1376.41 ft²
 127.87 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D	47	
(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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Council Tax Band: C
Tenure: Freehold

