

Fletcher & Company

58 Arthur Street, Derby, Derbyshire, DE1 3EH

Offers Around £300,000

Freehold



- Beautiful Two Double Bedroom (Potentially Three Bedroom) Palisaded Residence
- Sought-After Strutts Park Area
- Stylishly Decorated In-Keeping with a Period Home
- Double Glazed Sash Windows & Gas Central Heating
- Much Original Detail in Excellent Condition
- Superbly Appointed Throughout
- Easy Access to Derby City Centre
- Impressive Victorian Style Cottage Walled Garden
- On the Doorstep of Beautiful Darley Park





Summary

A beautiful, two double bedroom (potentially three bedroom) palisaded residence located in the highly sought-after Strutts Park area of Derby.

This is a superb period home in the ever popular Strutts Park area of Derby. The property requires a full internal inspection to fully appreciate the quality of accommodation on offer as well as the original detail in excellent condition, stylishly decorated.

The property features sealed unit double glazed sash windows and gas central heating with vestibule, entrance hall with Minton floor, useful cellar, two reception rooms with feature fireplaces and interconnecting multipaned doors and high-specification deVOL of Loughborough fitted kitchen with Quartz worktops, integrated appliances, terracotta tiled floor and Crittall style double glazed French doors to the garden. The first floor semi-galleried landing leads to two double bedrooms and large well appointed and stylish four-piece bathroom.

Please note the front bedroom could be split into two. Alternatively, a large attic space currently used for storage could be converted into a third bedroom.

To the rear of the property, in-keeping with a property of this age, is a Victorian style walled cottage garden with two-tiered gravelled landscaping and two large borders containing a selection of flowering plants, shrubs and trees.

F&C

The Location

Within easy reach of the property is the beautiful Darley Park and River Derwent offering some delightful walks with a selection of bars and restaurants at popular Darley Abbey Mills along with easy access into Derby city centre along a pleasant footpath. The Five Lamps area of town features a popular pub, small shop and petrol station. The north side of Derby is also famous for its Cathedral Quarter and Sadler Gate which combined, offer a selection of cafes, restaurants and bars. The property is also within easy reach of the city's train station as well as Pride Park.

Accommodation

Ground Floor

Vestibule

Panelled entrance door with glazed fanlight over provides access into the vestibule with original Minton flooring, covered cornicing and panelled decorative glazed door leading into the hallway.

Entrance Hall

12'11" x 5'1" (3.94 x 1.56)

With the continuation of Minton flooring, central heating radiator, staircase leading to the first floor and panelled door to the useful cellar.



Lounge

12'9" x 12'1" (3.91 x 3.69)

With feature exposed brick chimney breast incorporating raised stone hearth and solid fuel stove, central heating radiator, coved cornicing, ceiling rose, wood effect herringbone flooring, sealed unit double glazed sash window to the front and twin multipaned doors opening into the sitting room.



Sitting Room

13'0" x 10'9" (3.97 x 3.29)

With feature fireplace with decorative surround and raised hearth with cast iron interior having tiled slips, central heating radiator, continuation of the wood effect herringbone flooring, coved cornicing, ceiling rose and sealed unit double glazed sash window to the rear.



Kitchen

12'4" x 9'10" (3.78 x 3.01)

A high-specification fitted kitchen featuring Quartz worktop with matching upstand, inset sink unit, stylish fitted base cupboards, further large matching unit incorporating cupboards and integrated fridge/freezer, integrated dishwasher and washing machine, appliance space suitable for a large gas Range cooker, period style central heating radiator, terracotta tiled flooring and Crittall style multipaned sealed unit double glazed French doors offering views over and access onto the rear garden.



First Floor

Landing

12'8" x 5'1" (3.88 x 1.55)

Semi-galleried landing with feature balustrade, useful storage cupboard, access to loft space via a pull-down ladder and doors to two bedrooms and bathroom.

Loft Space

With lighting. Please note this could be converted to a useful storage room or third bedroom with a staircase (subject to the necessary planning permission).

Bedroom One

16'4" x 12'1" (5.00 x 3.69)

With central heating radiator and two sealed unit double glazed sash windows to the front.



Double Bedroom Two

13'0" x 10'10" (3.97 x 3.32)

With feature cast iron fireplace, decorative coving to ceiling, central heating radiator and sealed unit double glazed sash window to the rear.



Bathroom

12'4" x 8'8" (3.78 x 2.65)

A large and well appointed bathroom with a period style suite in white comprising WC with high cistern, pedestal wash handbasin, freestanding roll edge claw foot bath, large walk-in shower cubicle, central heating radiator, period style radiator, oak wood flooring, floor-to-ceiling cupboard and sealed unit double glazed sash windows to the side and rear.

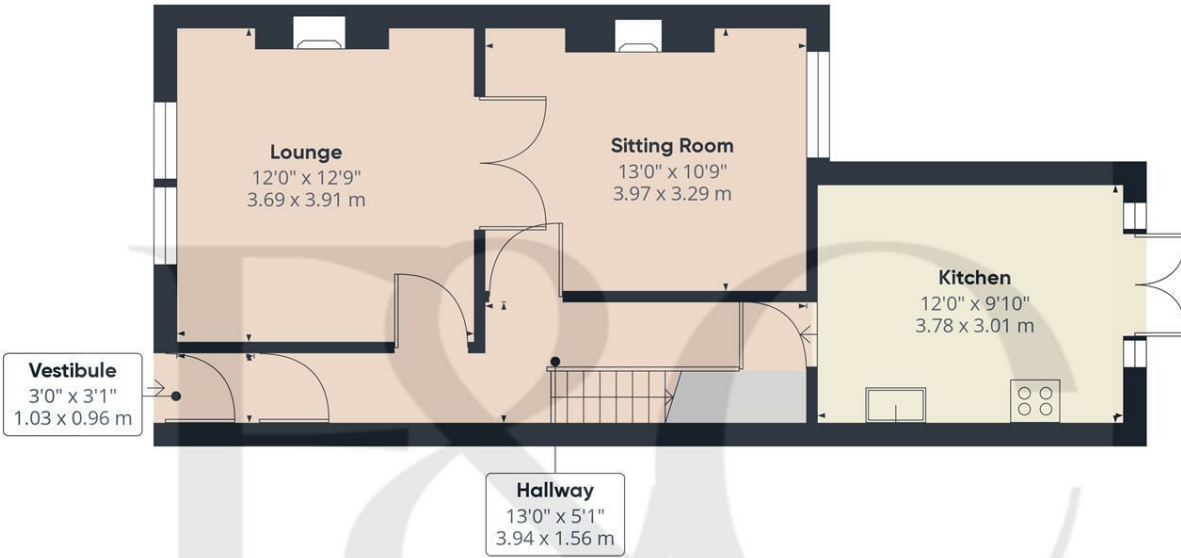


Outside

To the rear of the property is a superb Victorian cottage style garden in-keeping with a property of this era. An extensive gravelled upper-level features potted plants with steps leading down to a lower-level section with matching pathway, seating area, two large borders containing plants, shrubs and trees, attractive brick wall boundary and shared access to the front of the property.



Council Tax Band C - Derby



Approximate total area⁽¹⁾
528.62 ft²
49.11 m²

(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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Floor 0



Approximate total area⁽¹⁾
505.37 ft²
46.95 m²

(1) Excluding balconies and terraces

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Floor 1



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58 Arthur Street
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	