

# Fletcher & Company

75 Otter Street, Derby, DE1 3FD

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Offers In Excess Of £400,000

Freehold

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- Retains Much Original Character
- Internal Viewing Essential
- Larger than Average Accommodation
- Vestibule, Entrance Hall & Cellar
- Lounge with Open Fire
- Dining Room Opening onto Kitchen
- Large Semi-Galleried Landing
- Four First Floor Bedrooms & Impressive Bathroom
- Second Floor Principle Bedroom with En-Suite Shower Room
- Enclosed Rear Garden





## Summary

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A stunning, larger than average, bay fronted, five bedroom, palisaded terraced residence occupying a sought after spot in the Strutts Park area of Derby.

This is a fabulous opportunity to acquire a larger than average, five bedroom, traditional, terraced residence located in the Strutts Park area of Derby. Internal viewing is essential to appreciate the size and quality of the accommodation on offer. The property features many original features including some sash windows, cove cornicing, ceiling roses and archway. The accommodation comprises vestibule, entrance hall with feature tiled floor, useful cellar, spacious lounge to front with feature open fire, separate dining room opening onto a large fitted kitchen, a superb first floor, generously proportioned landing with a staircase to second floor, four bedrooms and large principle bathroom with a period style four piece suite. The second floor landing leads to master bedroom with en-suite shower room.

The property has an enclosed garden to the rear with paved terrace, block paved pathway, raised lawn garden with gravelled seating area and secure shared alleyway to the front.

# F&C

## The Location

The Strutts Park Area of Derby is positioned adjacent to the beautiful Darley Park and the river Derwent. There are some fabulous walks around the park and through Darley Abbey Mills which features a wine bar and restaurants and there is also a footpath that takes you into the heart of Derby City centre which offers a full range of amenities. Also within the area there is excellent primary schooling, Landau Forte college, Woodlands secondary school in Allestree and St Benedict's school on Duffield Road. The property is also convenient for the city's train and bus station.

## Accommodation

### Ground Floor

#### Vestibule

3'6" x 3'4" (1.08 x 1.04)

A panelled and glazed entrance door with numbered glazed fanlight over provides access to vestibule with glazed tiled walls, cove cornicing, feature tiled flooring and panelled sealed unit double glazed door.

#### Spacious Entrance Hall

13'10" x 5'3" (4.24 x 1.62)

With a continuation of feature tiled flooring, period style central heating radiator, cove cornicing, feature archway, staircase to first floor with feature balustrade and panelled door to useful cellar.



#### Lounge

16'6" x 14'2" (5.05 x 4.32)

A beautiful marble fireplace with granite surround and open cast iron interior, central heating radiator, cove cornicing, ceiling rose, wood flooring and feature box bay sash windows with bespoke shutters to front.



## Dining Room

13'8" x 11'8" (4.19 x 3.56)

With feature chimney breast, raised granite hearth, cast iron log burner, central heating radiator, cove cornicing, ceiling rose, wood floor covering, sealed unit double glazed French doors to garden and open access to good sized fitted kitchen.



### Good Sized Fitted Kitchen

18'0" x 9'8" (5.50 x 2.97)

With marble worktops with tiled surrounds, inset Belfast style twin ceramic sink unit with mixer tap, fitted base cupboards and drawers, integrated dishwasher and washing machine, appliance space suitable for a large gas range cooker, extractor hood and sealed unit double glazed French doors to garden.



### First Floor Landing

14'5" x 8'5" (4.40 x 2.59)

A split level, semi-galleried landing with staircase to second floor, feature high ceiling with sealed unit double glazed Velux window, recessed ceiling spotlighting and central heating radiator.



### Bedroom Two

14'2" x 13'8" (4.33 x 4.17)

With feature cast iron fire surround, central heating radiator, TV aerial point and sealed unit double glazed window to rear.



### Bedroom Three

13'5" x 12'7" (4.09 x 3.86)

With feature cast iron surround, central heating radiator and sash window to front with bespoke shutters.



### Bedroom Four

10'9" x 9'8" (3.30 x 2.95)

With central heating radiator and sash window to front with bespoke shutters.



### Bedroom Five

10'1" x 8'5" (3.09 x 2.57)

With central heating radiator and sealed unit double glazed window to side.



### Well Appointed Bathroom

13'8" x 7'11" (4.18 x 2.43)

A fabulous suite, period style, with WC, pedestal wash handbasin, free standing, roll edge, claw foot bath with shower attachment, large walk-in shower cubicle, two towel radiators, tile flooring, partly tiled walls, recessed ceiling spotlighting and sealed unit double glazed window to rear.



### Second Floor Landing

4'6" x 4'5" (1.39 x 1.36)

A semi-galleried landing with feature balustrade with staircase leading down to first floor landing and sealed unit double glazed Velux window to rear.

### **Master Bedroom**

16'5" x 11'0" (5.01 x 3.37)

With central heating radiator, recessed ceiling spotlighting, walk in-dormer with double glazed windows and storage.



### **Superbly Appointed Shower Room**

11'1" x 4'6" (3.40 x 1.39)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, large walk-in shower cubicle, chrome towel radiator and recessed ceiling spotlighting.





## Outside

To the rear of the property is a low maintenance garden featuring stone terrace immediately off the dining room and kitchen. Steps lead up to an elevated lawn with gravelled seating area with wood edged border containing plants and shrubs. Access to the property can be gained via a shared alleyway to the side.

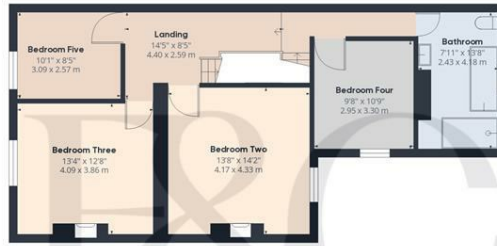


## Council Tax Band C





Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
 1689.16 ft<sup>2</sup>  
 156.93 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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75 Otter Street  
Derby  
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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>80</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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	