

# Fletcher & Company

9 Kingston Street, Derby, Derbyshire, DE1 3EZ

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Offers Over £319,950

Freehold

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- Retains Much Original Character
- Vestibule & Entrance Hall with Minton Floor Together with Cellar
- Lounge with Feature Fire Surround
- Separate Dining Room
- Newly Fitted deVOL Kitchen with Marble Worktops
- Three First Floor Bedrooms & Period Style Bathroom
- Useful Attic Room
- Enclosed South Facing Rear Garden







## Summary

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A well-presented, palisaded, period terrace residence occupying a sought-after location in the Strutts Park area of Derby.

This is a charming and character traditional, mid-terraced residence occupying a popular and convenient location in the Strutts Park area of Derby. Retaining much original character with sash windows to the front elevation, gas central heating, vestibule, entrance hall with Minton floor, door to cellar, front lounge with fire surround, dining room with french doors to garden, recently refitted deVOL kitchen, first floor semi-galleried landing giving access to two double bedrooms, further dressing room/bedroom 3 and period style bathroom with four piece suite. Useful attic room second floor. Pleasant, south facing, enclosed, rear garden.

# F&C

## The Location

Strutts Park is a popular location due to its close proximity to beautiful Darley Park and the river Derwent. Darley Abbey Mills offers an excellent range of facilities including restaurants and bars. There is also a footpath leading into the city centre of Derby with a full range of amenities. The property is conveniently located for a number of schools at all levels as well as excellent transport links, easy access to the city's train station and Pride Park.

## Accommodation

### Ground Floor

#### Vestibule

3'8" x 3'6" (1.13 x 1.07)

A panelled and stained glass entrance door with glazed fanlight provides access to vestibule with cast iron radiator, Minton tiled floor ceiling and panelled and glazed door leading to hallway.

#### Hallway

22'4" x 5'5" (6.82 x 1.66)

With continuation of the Minton tiled floor, staircase to first floor, access to cellar, coving to ceiling and feature archway.

#### Lounge

12'5" x 12'2" (3.81 x 3.72)

With cast iron central heating radiator, original feature fireplace, stripped wooden floor, picture rail and two original sash windows to front.



#### Dining Room

12'11" x 10'9" (3.95 x 3.28)

With central heating radiator, chimney breast with stone lintel, picture rail and sealed unit double glazed French doors to garden.



### Beautiful Kitchen

12'2" x 10'4" (3.71 x 3.15)

With marble preparation surfaces with matching upstands, inset deVOL Belfast style sink with mixer tap over, base cupboards and drawers, appliance space suitable for a five plate gas range cooker and fridge freezer, integrated dishwasher, appliance space suitable for washing machine, feature marble floor with underfloor heating, recessed ceiling spotlighting, sealed unit double glazed window overlooking garden and panelled and sealed unit double glazed door to garden.



### First Floor Landing

10'4" x 2'8" (3.17 x 0.82)

A split-level, semi-galleried landing with staircase to second floor.

### Bedroom One

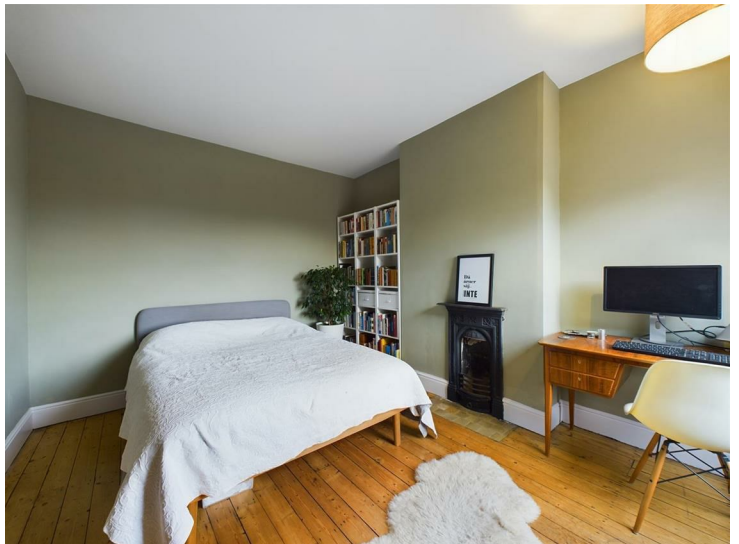
16'7" x 12'2" (5.06 x 3.73)

With two cast iron central heating radiators, two original sash windows to front and stripped wooden floorboards.

### Bedroom Two

12'11" x 10'10" (3.95 x 3.31)

With cast iron radiator, cast iron fire surround and original hearth and single glazed window to rear offering fabulous views towards the Cathedral Quarter.



### **Dressing Room**

7'5" x 4'11" (2.27 x 1.50)

With cast iron radiator, recessed ceiling spotlighting and double glazed window to side.

### **Bathroom**

10'7" x 7'1" (3.25 x 2.17)

With period style suite in white with free standing roll edge claw foot bath, low level WC, pedestal wash handbasin, shower cubicle, tile flooring, heated chrome towel radiator and window to rear.



### **Second Floor Accommodation**

16'4" x 14'9" (4.98 x 4.52)

A converted attic room with central heating radiator, storage space to eaves and two sealed unit double glazed Velux windows to rear.



## Outside

To the rear of the property is a low maintenance, gravelled garden with flower beds containing flowers, plants and shrubs. The garden is partially walled and features a rear access onto Arthur Street for wheelie bins. There is also a useful open storage area.



Council Tax Band C





Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1267.35 ft<sup>2</sup>  
117.74 m<sup>2</sup>

**Reduced headroom**

81.41 ft<sup>2</sup>  
7.56 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>50</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	

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Council Tax Band: C  
Tenure: Freehold

