

Fletcher & Company

37 North Parade, Derby, DE1 3AY

Offers Around £360,000

Freehold



- Retains Much Original Character
- Deceptively Spacious
- Versatile & Well-Appointed Accommodation
- Vestibule, Entrance Hall & Ground Floor Shower Room
- Lower Ground Floor with Bedroom
- Lounge, Open Plan Dining Kitchen & Utility
- Two First Floor Bedrooms & Large Bathroom
- Second Floor Lounge/Bedroom
- Enclosed Rear Garden
- No Upper Chain





Summary

A beautifully presented, four bedroom, four storey, bay fronted, period, palisaded, terrace residence occupying a highly desirable location in Strutts Park.

This is a rare and exciting opportunity to acquire a deceptively spacious and highly versatile, palisaded, period residence located within the Strutts Park area of Derby. Offering accommodation over four floors the property would suit a growing family in need of well-appointed accommodation in a highly convenient location.

Retaining much original character the property is bay fronted and features a vestibule, entrance hall, lower ground floor comprising a fully converted basement with useful storage and bedroom/office. The ground floor accommodation continues with a lounge having a feature fireplace, open plan dining kitchen, rear utility and shower room. The first floor accommodation leads to two bedrooms and a well-appointed bathroom. The second floor comprises a further bedroom/lounge.

To the rear of the property is a low maintenance, two tier garden with blue brick patio offering a good degree of privacy. No Chain.

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The Location

The property's location is a stone's throw from Darley Park and offers beautiful walks along the banks of the river Derwent through Darley Abbey mills which offers a selection of amenities including restaurants and bars. A pathway walking directly to the Cathedral Quarter in Derby City centre offers some charming period architecture, shops, restaurants, cafes and bars. The property also has multiple schools within easy reach at all levels, provides easy access to the train station and Pride Park and excellent transport links.

Accommodation

Ground Floor

Vestibule

3'0" x 2'8" (0.92 x 0.82)

A panelled entrance door with glazed fanlight provides access to vestibule with stone floor, coving to ceiling and panelled decorative glazed door with fanlight over to spacious L-shaped entrance hall.

Entrance Hall

15'5" x 5'4" (4.70 x 1.63)

With staircase to first floor and lower ground floor, central heating radiator, feature archway and coving to ceiling.

Lounge

13'10" x 11'9" (4.22 x 3.60)

With decorative fireplace with impressive surround and tiled hearth, central heating radiator, coving to ceiling, picture rail and sash bay window to front.

Fabulous Open Plan Dining Kitchen



Dining Area

15'5" x 12'0" (4.72 x 3.67)

With spacious dining area featuring wall mounted gas fire, central heating radiator, part wood panelling, picture rail, sealed unit double glazed window to rear and single step up to fitted kitchen.



Kitchen Area

9'11" x 9'5" (3.04 x 2.88)

With U-shaped granite effect preparation surfaces, tiled surrounds, one and a quarter stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, integrated fridge, integrated Neff five plate induction hob with matching Neff extractor hood over and built-in oven with grill beneath, central heating radiator, tile flooring, picture rail, recessed ceiling spotlighting, sealed unit double glazed window to side and panelled door to utility room.



Utility

6'11" x 6'5" (2.11 x 1.96)

With matching granite effect worktop, tiled surrounds, appliance spaces suitable for washing machine, dishwasher, tumble dryer and fridge freezer, wall mounted Ideal gas fired boiler, recessed ceiling spotlighting, panelled and glazed door to side, sealed unit double glazed window overlooking rear garden and panelled door to shower room.



Shower Room

6'9" x 2'11" (2.07 x 0.91)

Mainly tiled with a white suite comprising low flush WC, wash handbasin, shower cubicle with Triton shower, central heating radiator, recessed ceiling spotlighting and sealed unit double glazed window to rear.



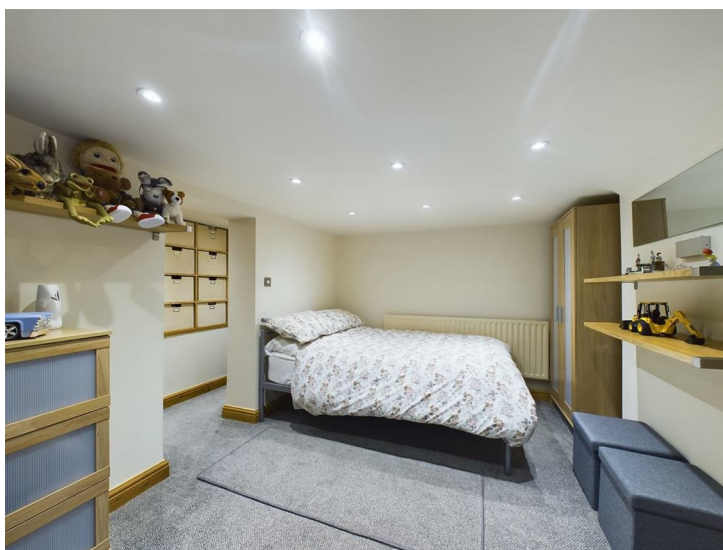
Lower Ground Floor

A fabulous addition to the accommodation is the fully converted lower ground floor comprising L-shaped hallway with two useful storage cupboards.

Bedroom Four/Study/Playroom

13'10" x 9'10" (4.22 x 3.01)

With central heating radiator, recessed ceiling spotlighting and window to front.



First Floor Landing

9'9" x 5'4" (2.99 x 1.65)

An L-shaped passage landing with staircase to second floor.

Bedroom One

15'2" x 11'5" (4.64 x 3.49)

With central heating radiator, coving to ceiling, picture rail, two bespoke pine wardrobes (one to each chimney breast recess) and two sealed unit double glazed sash windows to front.



Bedroom Two

12'1" x 12'0" (3.70 x 3.67)

With painted wooden floorboards, central heating radiator, picture rail and sealed unit double glazed window to rear.

Superbly Appointed Bathroom

10'0" x 9'6" (3.06 x 2.92)

Fully floor and wall tiled with a white suite comprising low flush WC, twin vanity units with wash handbasins with mixer taps and shelving beneath, jacuzzi bath, separate shower cubicle, chrome towel radiator, recessed ceiling spot lighting and sealed unit double glazed window to rear.



Second Floor Landing

4'6" x 4'5" (1.38 x 1.36)

A small landing with exposed purlin and double glazed window to rear.



Bedroom Three/Lounge

17'3" x 12'8" (5.26 x 3.87)

With central heating radiator, recessed ceiling spotlighting, two exposed purlins, storage space to eaves and double glazed Velux window to rear.



Outside

To the rear of the property is a private, low maintenance garden with lower-level, gravelled section and upper-level, blue brick patio/terrace all bounded by timber fencing and providing a pleasant outdoor space.



Council Tax Band C



Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1485.76 ft²
138.03 m²

Reduced headroom

13.16 ft²
1.22 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	68	
(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	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

37 North Parade
Derby
DE1 3AY

Council Tax Band: C
Tenure: Freehold

