



6 Bed House - Detached

91 Belper Road, Strutts Park, Derby DE1 3ER
Offers Around £850,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Late Victorian Period Residence
- Close to Beautiful Darley Park
- Four Reception Rooms
- Six Double Bedrooms
- Mature Gardens (approx. 0.3 acre) - Westerly-Facing Enclosed Rear Garden
- Brick Double Garage & Brick Single Garage
- Many Period Features
- Strutt's Park Conservation Area
- Spacious Family Accommodation - approx. 3,604 sq. ft
- Prime City Centre Location

MAGNIFICENT PERIOD HOME CLOSE TO DARLEY PARK - A most stylish, late Victorian period residence of considerable character, situated in this high-grade location within the Strutt's Park Conservation Area within easy reach of Darley Park, Darley Abbey and City Centre.

The property offers many original period features and is constructed in a mellow red brick beneath a tiled roof with half timbered gable to the front elevation and with a most attractive and impressive façade. The characterful accommodation maintains an air of space and light and the numerous period features.

The house stands back from the road behind a Derbyshire stone wall with a return frontage to Ruskin Road and is set within a large, well-established, partially walled, westerly garden extending to approximately 0.3 of an acre or thereabouts.

The well-proportioned accommodation is over three storeys and briefly consists on the ground floor: reception hall, drawing room, dining room, snug, garden room, kitchen with walk-in pantry, cloakroom and two chamber cellar. The first floor landing leads to four double bedroom, en-suite and family bathroom. The second floor leads to a further two double bedrooms and roof space which offers storage and has potential to be converted into another bedroom/bathroom.

The property benefits from many outbuildings including a brick double garage with electric door, brick single garage with electric door, outside WC, lean-to store, hen house and wood store.

The Location

Strutts Park is a noted conservation area and is just a walk away from City Centre, Darley Abbey, railway/bus station and the Cathedral Quarter which boasts some fine period architecture, designer boutiques and shops. Also within easy reach is the impressive modern shopping centre with a state of the art cinema and a large selection of retail outlets. Friargate also offers eateries and up market bars and restaurants. Darley Park offers delightful walks down the hill to the banks of the River Derwent, cafe, rowing club, cycle path, cricket club, gym and rugby club. The property is well placed for easy access onto the A6, A38 and A52 leading to the M1. Excellent primary and secondary schools nearby for example Walter Evans, Markeaton and Woodlands. Private education at Old Vicarage School in Darley Abbey and Derby High for Girls and Boys Grammar in Littleover. This is a perfect location close to town but feels like you are in the countryside.

Accommodation

Ground Floor

Reception Hall

20'8" x 11'0" (6.30 x 3.36)

With panelled entrance door with inset window and arched stained glass window with leaded finish, inset doormat, deep skirting boards and architraves, high ceilings, coving to ceiling, period archway, two radiators, charming fireplace incorporating inset living flame gas fire and tiled surrounds, sash stained glass window with leaded finish to side and wide staircase leading to first floor.

Drawing Room

23'3" into bay x 13'10" (7.09 into bay x 4.23)

With fireplace with surrounds incorporating inset open grate fire, exposed wood floors, deep skirting boards and architraves, high ceilings, coving to ceiling, three radiators, charming oriel bay window incorporating three sash style windows, four matching sash style windows either side of fireplace, internal character glazed door and internal French glazed doors opening into garden room.



Dining Room

17'5" x 16'10" into bay (5.33 x 5.14 into bay)

With characterful fireplace, deep skirting boards and architraves, high ceilings, coving to ceiling, three radiators, large bay window incorporating four sash style windows and internal glazed character door.



Snug

17'8" x 11'1" (5.40 x 3.38)

With character fireplace incorporating inset living flame gas fire, built-in book case with base cupboard to the left-hand side of the chimney breast, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, two matching sash style windows overlooking private gardens and half glazed doors giving access to garden room.



Garden Room

18'2" into recess x 13'5" (5.56 into recess x 4.11)

With log burning stove with raised tiled hearth, wood flooring, high ceilings, spotlights to ceiling, sealed unit double glazed windows including Velux windows and sealed unit double glazed French doors opening onto private garden.



Kitchen

19'1" x 13'0" (5.84 x 3.97)

With single stainless steel sink unit with mixer tap, wall and base units with tiled worktops, AGA charming fitted pine kitchen unit, character quarry tiled flooring, high ceilings, spotlights to ceiling, three sash style windows, plumbing for automatic washing machine, gas cooker point and internal stripped panelled door.



Walk-In Pantry

6'11" x 4'4" (2.12 x 1.33)

With quarry tiled flooring, fitted shelving including the old stone thrall and obscure window.

Side Entrance Hall

14'10" x 6'10" (4.53 x 2.09)

With charming quarry tiled flooring, inset doormat, deep skirting boards and architraves, high ceilings, panelled door with window over, charming sash style window with stained glass with leaded finish, radiator, internal stained glass with leaded finish including a half glazed door with matching stained glass with leaded finish and door with access to cellar.

Cellar

17'7" x 13'7" overall (5.37 x 4.16 overall)

A two-chamber cellar with power, lighting, boiler and two oil tanks.

Cloakroom

7'6" x 3'6" (2.29 x 1.09)

With low level WC, fitted washbasin, tiled splash-backs, charming quarry tiled flooring, radiator, high ceilings, sash obscure style window and internal half glazed door.

First Floor

Landing

With magnificent side stained glass window with leaded finish, deep skirting boards and architraves, high ceilings, coving to ceiling, three radiators, open archway and staircase with attractive balustrade leading to second floor.

Bedroom One

17'8" x 16'11" into bay (5.39 x 5.16 into bay)

With fitted wardrobes with cupboards above, deep skirting boards and architraves, high ceilings, coving to ceiling, picture rail, two radiators, bay window incorporating four sash style windows and internal panelled door.



En-Suite

12'8" x 7'9" (3.88 x 2.38)

With separate shower with shower, fitted washbasin with fitted base cupboards underneath and tiled worktop, low level WC, bidet, high ceilings, spotlights to ceiling, picture rail, coving to ceiling, deep skirting boards and architraves, high ceilings, radiator, oriel bay window with deep windowsill incorporating stained glass windows with leaded finish and internal panelled door.



Bedroom Two

13'7" x 12'9" (4.16 x 3.91)

With deep skirting boards and architraves, high ceilings, picture rail, built-in wardrobe, fitted washbasin with fitted base cupboard, radiator, sash style window to rear and internal panelled door.

Bedroom Three

13'11" x 12'4" (4.26 x 3.78)

With fitted wardrobe with cupboard above, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, two matching sash style windows to rear and internal panelled door.

Bedroom Four

14'0" x 12'5" (4.27 x 3.79)

With deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, two matching sash style windows to front and internal panelled door.

Family Bathroom

12'9" x 8'8" (3.89 x 2.66)

With bath with mixer tap/hand shower attachment, fitted washbasin with fitted base cupboard underneath and tiled worktops, separate shower with shower, deep skirting boards and architraves, high ceilings, radiator, sash style window to rear and internal half glazed door.



Separate WC

7'9" x 2'6" (2.37 x 0.77)

With low level WC, radiator, high ceilings, deep skirting boards and architraves, sash style window and internal panelled door.

Laundry Cupboard

7'11" x 3'6" (2.43 x 1.09)

With fitted shelving, boiler, sash style window and internal panelled door.

Second Floor

Landing

With the continuation of the attractive balustrade, deep skirting boards and architraves, high ceilings, radiator and two side sash style windows.

Bedroom Five

18'0" x 13'10" (5.49 x 4.22)

With deep skirting boards and architraves, radiator, fitted washbasin with fitted base cupboard underneath and tiled worktops, radiator, three sash style windows to front and internal panelled door.



Bedroom Six

17'0" x 13'1" (5.20 x 3.99)

With deep skirting boards and architraves, two radiators, built-in storage cupboard with stripped door, two sealed unit double glazed windows to rear and internal panelled door.

Roof Space

22'11" x 15'7" approximately (7.00 x 4.76 approximately)

Providing storage and also offering potential for a further bedroom or bathroom.

Front Garden

The property is set back from the pavement edge behind an attractive natural stone wall and deep fore-garden including shaped lawns with a varied selection of shrubs, plants and pine specimen tree.

Rear Garden

Being of a major asset and sale to this particular property is its large, warm westerly-facing enclosed rear garden enjoying shaped lawns, a varied selection of shrubs, plants, trees and productive vegetable garden. Another asset to the rear garden is that it is a level garden.

Outside WC

With original lid.

Bin Store

Providing storage for wheelie bins.

Single Garage

13'3" x 11'6" (4.04 x 3.52)

With power and lighting, electric door and two access doors.

Lean-To Shed

15'3" x 5'5" (4.66 x 1.66)

With power and lighting.

Hen House

6'9" x 4'5" (2.06 x 1.35)

Double Garage

19'5" x 18'4" (5.92 x 5.60)

With power and lighting, roof space providing storage, electric front door, double opening side access door and window.

Solar Panels

The property benefits from electric solar power.

Council Tax - G

Derby City



Floor 0

Approximate total area⁽¹⁾

1676.31 ft²

155.73 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.

GIRAFFE360



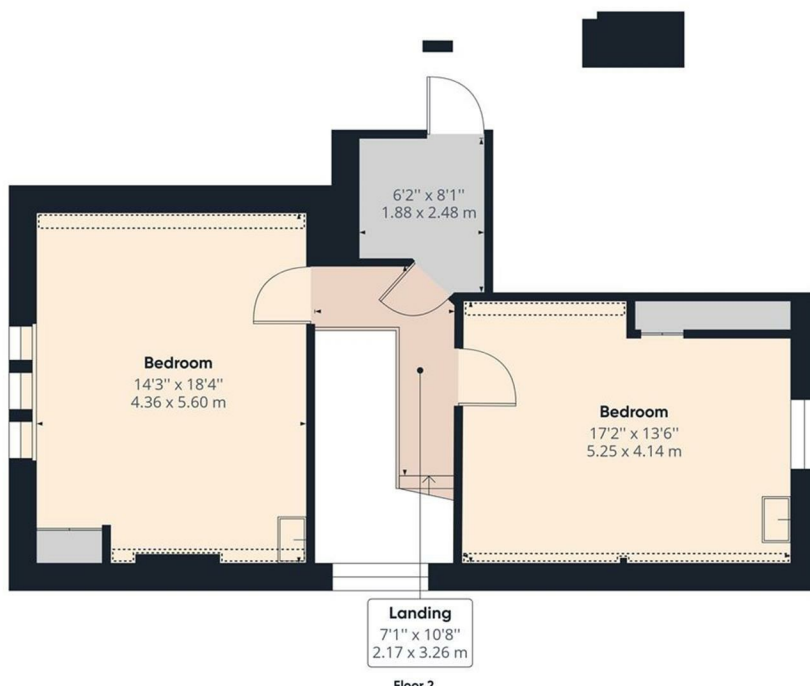
Floor 1

Approximate total area⁽¹⁾
1343.22 ft²
124.79 m²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾

585.55 ft²
54.40 m²

Reduced headroom

31.86 ft²
2.96 m²


(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)


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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	83
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		

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