

# Fletcher & Company

89 Park Grove, Derby, DE22 1HG

---

£399,950

Freehold

---



- Much Original Character Throughout
- Spacious & Versatile
- Hall with Minton Floor & Access to Cellar
- Lounge to Front with Feature Fireplace
- Open Plan Refitted Dining Kitchen
- Garden Room
- Separate Utility & Fitted Guest Cloakroom
- Feature First Floor Semi-Galleried Landing
- Second Floor Attic Conversion/Bedroom with En-Suite Bathroom
- Pleasant Enclosed Rear Garden







## Summary

---

A most impressive, palisaded, four bedroom, period residence occupying a highly desirable location in the Six Streets area of Derby.

This is a particularly impressive, period, bay fronted residence occupying a sought after location on Park Grove in the Six Streets area of Derby. The property retains much original character throughout and must be seen to be fully appreciated. There is an entrance hall with Minton floor, useful cellar, front reception room with feature fireplace and box bay sash window, open plan dining kitchen which has been recently refitted, useful garden room/family room off, separate utility and fitted guest cloakroom. The first floor features a semi-galleried landing and incorporates a study area, three bedrooms off and a large, superbly appointed bathroom with four piece suite. The second floor landing leads to a fourth bedroom and en-suite bathroom. To the rear of the property is a very pleasant enclosed rear garden with upper level patio/terrace and lower level lawn with well-stocked borders.

# F&C

## The Location

The property's location just off Kedleston Road Gives easy access to local amenities including cafe, real ale pub, small shop, post office, barbers and a regular bus service into Derby City centre. There is easy access to Markeaton Park and Derby City centre. The property is also close to nearby transport links.

## Accommodation

### Ground Floor

#### Entrance Hall

14'9" x 6'10" (4.52 x 2.09)

A panelled and stained glass entrance door with fanlight and sidelight provides access to entrance hall with central heating radiator, impressive Minton tiled floor and panelled staircase to first floor with feature balustrade, coving to ceiling, feature archway, picture rail and door to useful cellar.



## Lounge

14'9" x 10'9" (4.52 x 3.30)

With impressive feature fireplace with decorative wooden surround and cast iron interior, tiled hearth and open fire, period style central heating radiator, coving to ceiling, picture rail and box bay sash window to front.





Open Plan Dining Kitchen



## Dining Area

14'0" x 10'9" (4.27 x 3.30)

Featuring chimney breast recess has a cast iron log burner, bespoke fitted shelving and cupboard to chimney breast recess, contemporary style central heating radiator, coving to ceiling and ceiling rose, picture rail and open access to kitchen.



### Kitchen Area

10'9" x 8'10" (3.29 x 2.71)

A beautiful fitted kitchen with quartz worktop with matching upstands, inset ceramic sink unit with mixer tap, stylish range of fitted base cupboards and drawers, wine storage, complementary wall mounted cupboards with underlighting, seven plate Belling gas range cooker with feature tiled surrounds, integrated dishwasher, recessed ceiling spotlighting, sealed unit double glazed window to rear and door to utility.



### Utility

7'4" x 6'10" (2.25 x 2.09)

Comprising marble effect worktop with appliance space beneath, further appliance space for fridge freezer, central heating radiator, sealed unit double glazed window, panelled door to garden and internal panelled door to fitted guest cloakroom.



### Fitted Guest Cloakroom

7'7" x 2'9" (2.33 x 0.85)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, central heating radiator and sealed unit double glazed window to side.



### **Garden Room**

7'6" x 7'6" (2.30 x 2.30)

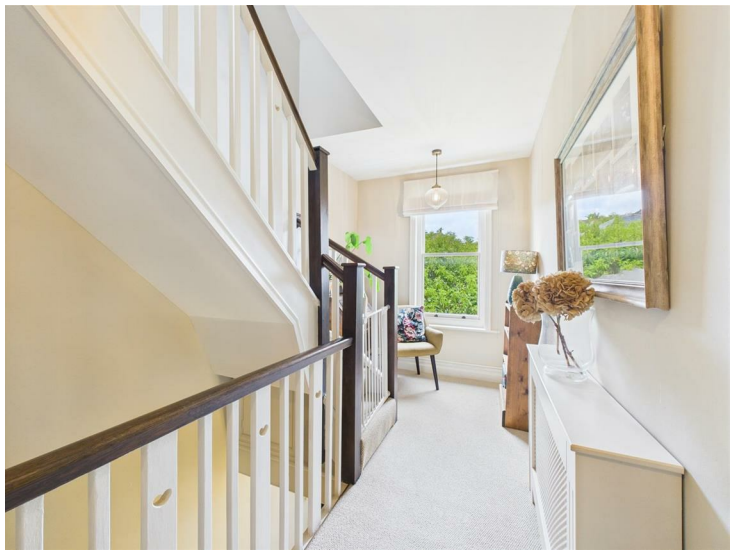
Located off the dining kitchen with central heating radiator, feature sealed unit double glazed glass and timber roof with matching panelled sealed unit double glazed doors to garden.



### **First Floor Landing**

15'1" x 6'8" (4.60 x 2.04)

A feature semi-galleried landing with staircase to second floor, central heating radiator, study area and sash window to front.





### Bedroom One

14'9" x 11'8" (4.51 x 3.58)

Having an attractive feature cast iron fire surround with original tiled hearth, period style central heating radiator, bespoke fitted cupboard to chimney breast recess, picture rail and box bay sash window to front.



### Bedroom Two

12'0" x 9'8" (3.66 x 2.96)

With a feature cast iron fireplace, central heating radiator, bespoke fitted cupboard to chimney breast recess, picture rail and sealed unit double glazed window to rear.



### Bedroom Three

8'9" x 5'10" (2.69 x 1.80)

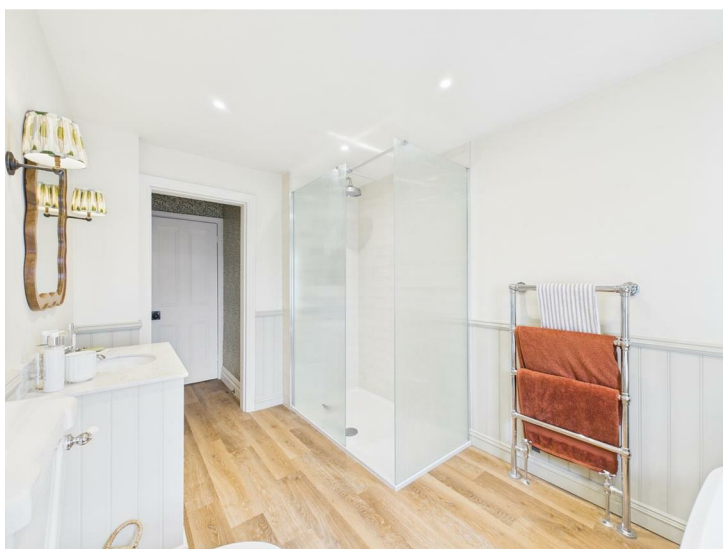
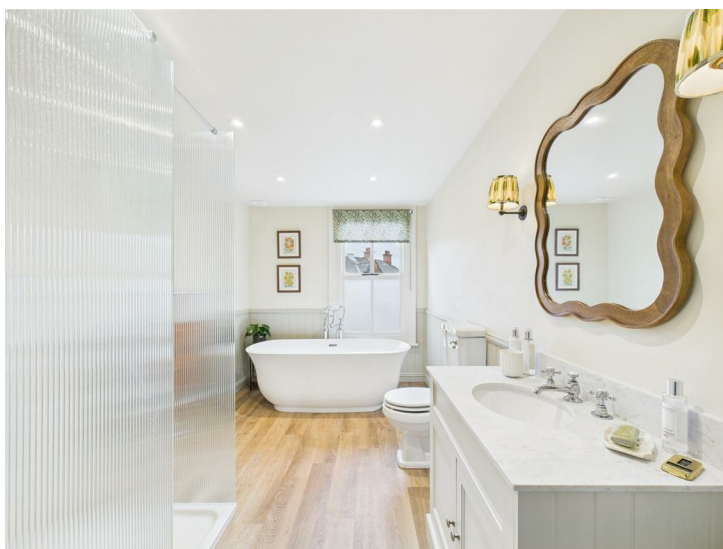
Having a central heating radiator and sealed unit double glazed window to rear.



### Superbly Appointed Bathroom

12'1" x 7'5" (3.69 x 2.27)

A period style suite comprising low flush WC, marble topped vanity unit with inset sink unit and fitted cupboard beneath, freestanding bath with shower attachment, fully tiled separate walk-in shower cubicle, towel radiator, wood panelling to wall, recessed ceiling spotlighting, underfloor heating and sealed unit double glazed window to rear.



### Second Floor Landing

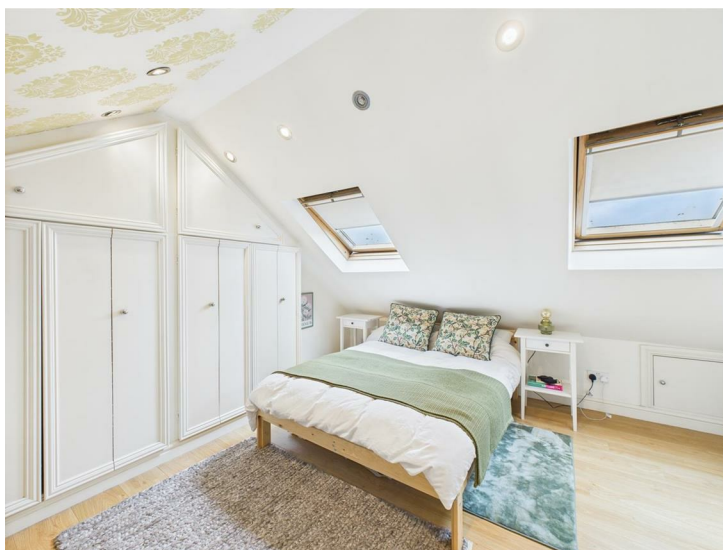
8'0" x 4'1" (2.45 x 1.27)

A small landing with storage space to eaves and double glazed Velux window to rear.

### Bedroom Four

15'5" x 9'7" (4.70 x 2.94)

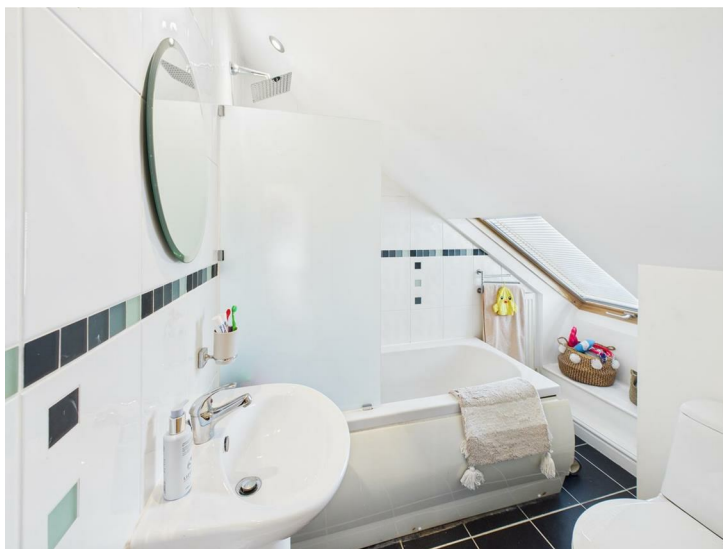
With central heating radiator, bespoke fitted storage, recessed ceiling spotlighting, further storage to eaves, two sealed unit double glazed Velux windows to rear and door to en-suite.



### En-Suite Bathroom

7'1" x 5'6" (2.17 x 1.70)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, bath with shower over, central heating radiator, recessed ceiling spotlighting and double glazed Velux window to front.



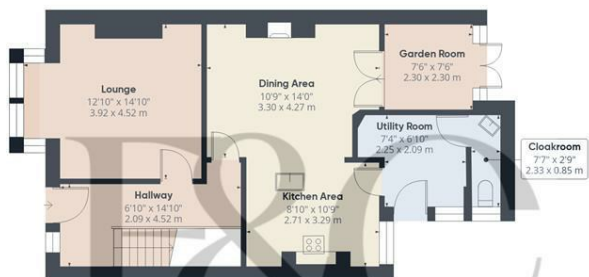


## Outside

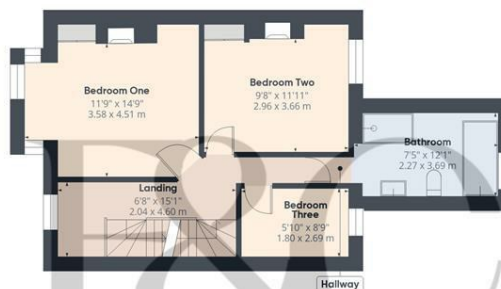
To the rear of the property is a very pleasant garden with upper level blue brick patio, impressive climbing rose and steps lead down to a lawn section with herbaceous borders containing plants, shrubs and trees. The garden is bounded by attractive walling and a rear gate provides access down the side to the front of the property.



Council Tax Band D



Floor 0



Floor 1



Floor 2

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

1432 ft<sup>2</sup>  
133 m<sup>2</sup>

**Reduced headroom**

123 ft<sup>2</sup>  
11.4 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.

GIRAFFE360





#### 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

89 Park Grove  
Derby  
DE22 1HG

Council Tax Band: D  
Tenure: Freehold



#### Energy Efficiency Rating

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