

# Fletcher & Company

57 Park Grove, Derby, Derbyshire, DE22 1HG

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Offers In Excess Of £350,000

Freehold

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- Retains Much Original Character
- Beautifully Presented Throughout
- Entrance Hall with Minton Floor & Cellar
- Two Spacious Reception Rooms
- Large Dining Kitchen
- Three First Floor Bedrooms
- Principle Bedroom with En-Suite
- Additional Bathroom
- Pleasant Enclosed Rear Garden
- Desirable Residential Location





## Summary

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A most impressive, three double bedroom, palisaded, traditional, period, terrace property located in the popular Six Streets area of Derby off Kedleston Road.

This is a particularly impressive, period, mid-terrace residence located within the desirable Six Streets area of Derby. In keeping with the property of it's era the property retains much original character including Minton floor, coving to ceiling, picture rails, archway and some original fire surrounds and hearths. The accommodation comprises vestibule, entrance hall, lounge to front with feature fireplace, sitting room with feature fireplace which opens up onto a good sized dining kitchen with bifold doors to garden. On the first floor a semi-galleried landing leads to three good sized bedrooms (the principle bedroom having an en-suite shower room) and a bathroom. There is potential to convert the attic subject to the necessary planning consents. To the rear of the property is a private, enclosed rear garden featuring lawn, well-stocked borders and seating/dining area.

# F&C

## Location

The property's location just off Kedleston Road gives easy access to a good selection of amenities including a small shop, post office, barbers, cafe, real ale pub, regular bus service into Derby City centre and easy access to Markeaton park. The property is close to Derby City centre and has good access to transport links.

## Accommodation

### Ground Floor

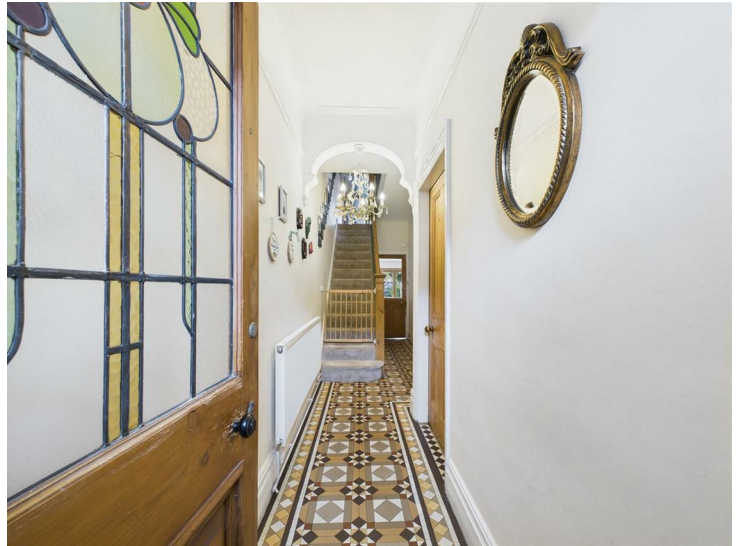
#### Vestibule

A panelled entrance door with glazed fanlights provides access to vestibule with Minton floor and panelled and stained glass door to impressive entrance hall.

#### Hallway

12'9" x 5'4" (3.91 x 1.63)

With continuation of Minton tile flooring, central heating radiator and staircase to first floor, coving to ceiling, picture rail, archway and staircase to cellar.



#### Lounge

14'10" x 12'7" (4.53 x 3.86)

Having feature fireplace with decorative surround, cast iron open fire grate with decorative tile slips and heather brown quarry tile hearth, central heating radiator, stripped wooden floorboards, coving to ceiling, picture rail and double glazed box bay sash window to front.



## Sitting Room

14'4" x 10'8" (4.37 x 3.27)

Having a feature fireplace with original tiled hearth, cast iron interior and decorative tiled slips, central heating radiator, bespoke fitted shelving/storage to chimney breast recess, stripped wooden floorboards, coving to ceiling, sealed unit double glazed French doors to garden.



## Kitchen

18'8" x 10'10" (5.69 x 3.31)

Comprising an extensive range of solid oak worktops with tiled surrounds, inset ceramic sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for large range cooker with extractor hood over, space for American style fridge freezer, integrated dishwasher and washing machine, feature tiled floor, recessed ceiling spotlighting, double glazed window to side and double glazed bifold doors to garden.



### First Floor Landing

13'2" x 5'4" (4.03 x 1.64)

A semi-galleried landing with feature balustrade, access to loft space, original fitted cupboard and further useful storage cupboard.



### Bedroom One

16'6" x 15'0" (5.04 x 4.59)

With central heating radiator, cast iron fire surround with original tiled hearth, picture rail, double glazed box bay sash window to front and door to en-suite.



### **En-Suite**

7'1" x 3'11" (2.18 x 1.21)

Partly tiled with a white suite comprising low flush WC, pedestal wash hand basin, double shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to front.



### **Bedroom Two**

12'9" x 10'9" (3.91 x 3.28)

Having a feature cast iron fire surround with original tiled hearth, central heating radiator and double glazed window to rear.



### **Bedroom Three**

11'5" x 10'8" (3.50 x 3.27)

With central heating radiator and double glazed window to rear.



## Bathroom

6'10" x 5'7" (2.10 x 1.72)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath with shower over, chrome towel radiator and double glazed window to side.

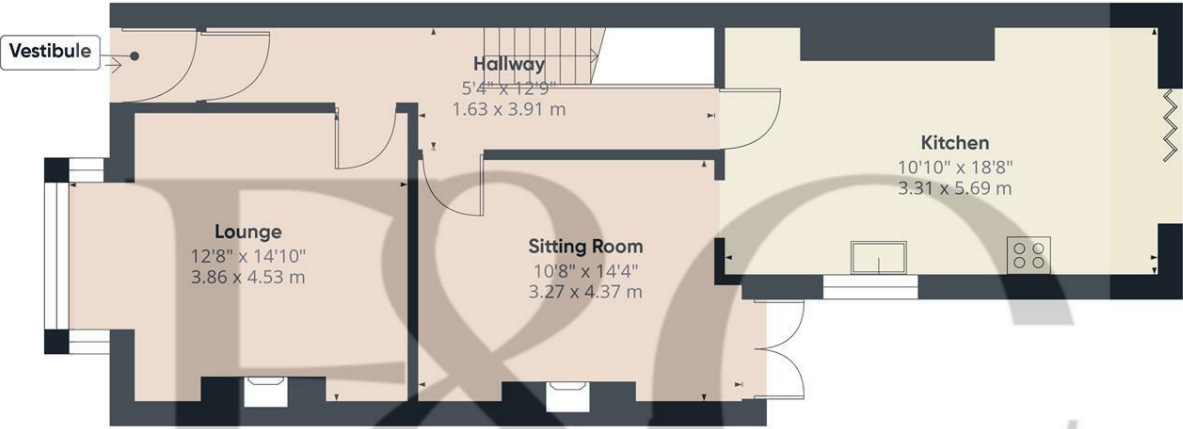


## Outside

To the rear of the property is a very pleasant and private, enclosed garden which features a pleasant seating/dining area immediately off the kitchen, lawn section with herbaceous borders containing plants and shrubs and a pathway leading to the rear of the garden.



Council Tax Band D



Approximate total area<sup>m</sup>  
618 ft<sup>2</sup>  
57.4 m<sup>2</sup>

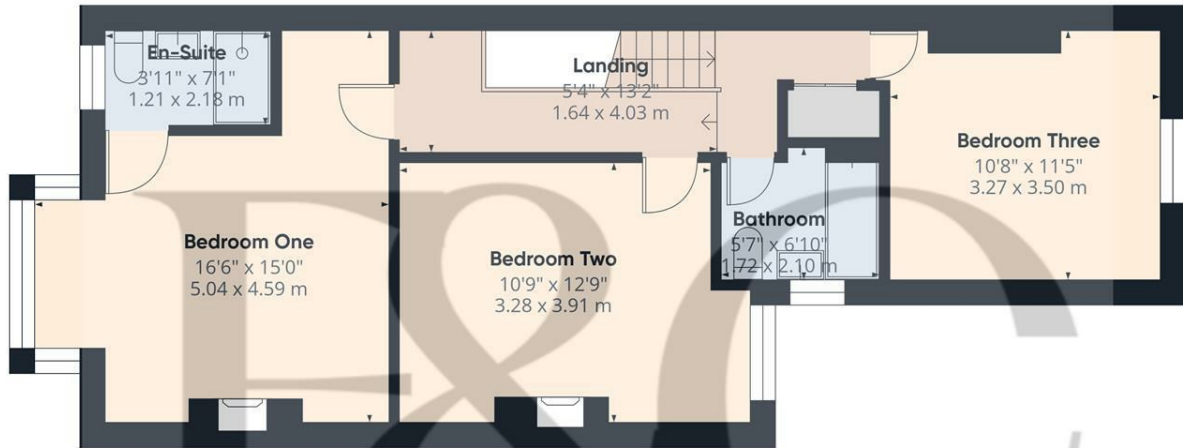
(1) Excluding balconies and terraces

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.

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Floor 0



Approximate total area<sup>m</sup>  
596 ft<sup>2</sup>  
55.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</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	

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Council Tax Band: D  
Tenure: Freehold

