

# Fletcher & Company

1 Milford Street, Derby, DE1 3EL

---

Offers Around £285,000

Freehold

---



- Close to Darley Park
- Off-Road Parking & Garage
- Much Original Detail Throughout
- Entrance Hall & Cellar
- Rear Hall & Shower Room
- Lounge with Feature Fireplace
- Open Plan Dining Kitchen
- Two First Floor Bedrooms, Walk-In Dressing Room & Beautifully Appointed Bathroom
- Low Maintenance Garden
- Easy Access into Derby City Centre





## Summary

---

A beautifully presented, two double bedroom, traditional, end palisaded terrace property located within the very popular Strutts Park area of Derby.

This is a beautifully appointed, traditional, period, end terrace sold with the benefit of two double bedrooms and superbly located in the Strutts Park area of Derby. The property retains many original features and is in excellent condition. The accommodation comprises entrance hall with door to cellar, lounge to front with feature fireplace, spacious open plan dining kitchen and rear lobby with well-appointed shower room off. The first floor semi-galleried landing leads to two double bedrooms, one of which has the benefit of a walk-in dressing room off and superbly appointed bathroom.

To the rear of the property is a good size, low maintenance garden with the benefit of gates which potentially could open up to provide an off-road parking space as well as a single garage which would house a small car. This is a true rarity in the Strutts park area.

# F&C

## The Location

As mentioned, the property is close to Darley Park and as such offers some delightful walks through the park and along the banks of the river Derwent with the possibility of passing through Darley Abbey Mills which offers restaurants, bars, Derby Rugby club and a footpath leading into Derby City centre. The centre of Derby offers a full range of services. The area is also close to Pride Park and the train station.

## Accommodation

### Ground Floor

#### Entrance Hall

10'0" x 4'10" (3.07 x 1.49)

A panelled entrance door with sealed unit double glazed semi-circular fanlight over provides access to hallway with period style central heating radiator, Minton tile floor, stripped panelled door to useful cellar and staircase to first floor with feature balustrade.



#### Lounge

12'11" x 12'4" (3.95 x 3.77)

Featuring a fireplace with decorative surround, cast iron interior, tiled hearth and log burner, central heating radiator, coving to ceiling with ceiling rose, stripped wooden floorboards, sealed unit double glazed window to side and sealed unit double glazed sash windows to front.



**Open Plan Dining Kitchen**  
20'10" x 13'0" (6.37 x 3.97)



### Dining Area

Having a feature exposed chimney breast with timber mantle and tiled hearth, floor to ceiling central heating radiator, coving to ceiling, picture rail, stripped wooden floorboards and sealed unit double glazed sash window to side.



### Fitted Kitchen

Comprising stylish granite effect preparation surfaces extending to breakfast bar, tiled surrounds, inset one and a quarter stainless steel sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with built-in oven beneath and extractor hood over, integrated dishwasher, appliance space suitable for fridge freezer, central heating radiator, recessed ceiling spotlighting, feature tile floor, sealed unit double glazed sash window to side and stripped panelled door to rear lobby.



### Rear Lobby

5'1" x 3'8" (1.57 x 1.12)

With central heating radiator, continuation of the tile flooring, panelled door to shower room and double glazed door to garden.

### **Shower Room**

8'4" x 4'9" (2.55 x 1.47)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, double shower cubicle, ladder style radiator, recessed ceiling spotlighting and double glazed window to rear.



### **First Floor Landing**

4'11" x 4'0" (1.50 x 1.23)

A semi-galleried landing with feature balustrade, decorative coving, access to loft space and sealed unit double glazed sash window to side.



### **Double Bedroom One**

12'11" x 11'10" (3.95 x 3.61)

Having a central heating radiator, sealed unit double glazed sash window to side and stripped panelled door to dressing room.



### Dressing Room

8'5" x 5'9" (2.57 x 1.77)

With central heating radiator, fitted wardrobes, shelving and double glazed window to rear.



### En-Suite Bathroom

8'3" x 6'6" (2.53 x 1.99)

Superbly appointed with a stylish suite comprising low flush WC, vanity unit with wash handbasin, mixer tap and fitted cupboard beneath, panelled bath with shower over, period style central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



### Double Bedroom Two

12'11" x 12'4" (3.95 x 3.76)

Having a central heating radiator, stripped wooden floorboards and sealed unit double glazed sash window to front elevation.



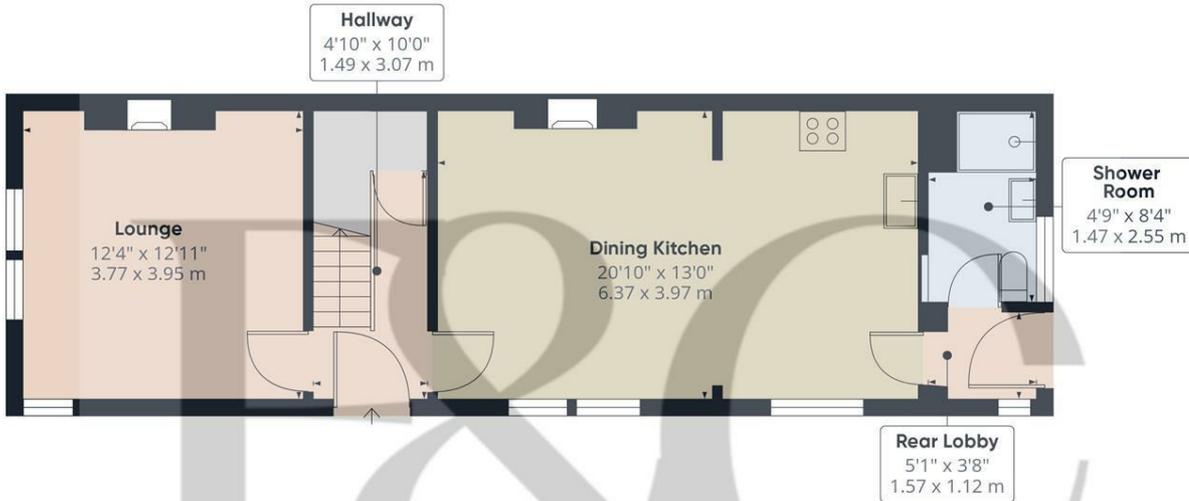
## Outside

To the rear of the property is a very pleasant, low maintenance garden with stone terrace/patio, attractive brick walling with climbing roses, pedestrian gate to side and further gates which could open up to create an off-road parking space. Beyond this is a most useful garage, a rarity in this location which could house a small car. There is also an externally accessed outbuilding with plumbing for washing machine.



## Council Tax Band B





Floor 0

**Approximate total area<sup>m</sup>**

546 ft<sup>2</sup>  
50.7 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.

GIRAFFE360



Floor 1

**Approximate total area<sup>m</sup>**

441 ft<sup>2</sup>  
41 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.

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

1 Milford Street  
Derby  
DE1 3EL

Council Tax Band: B  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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	