

Whitaker Road

Derby, DE23 6AQ

John 
German



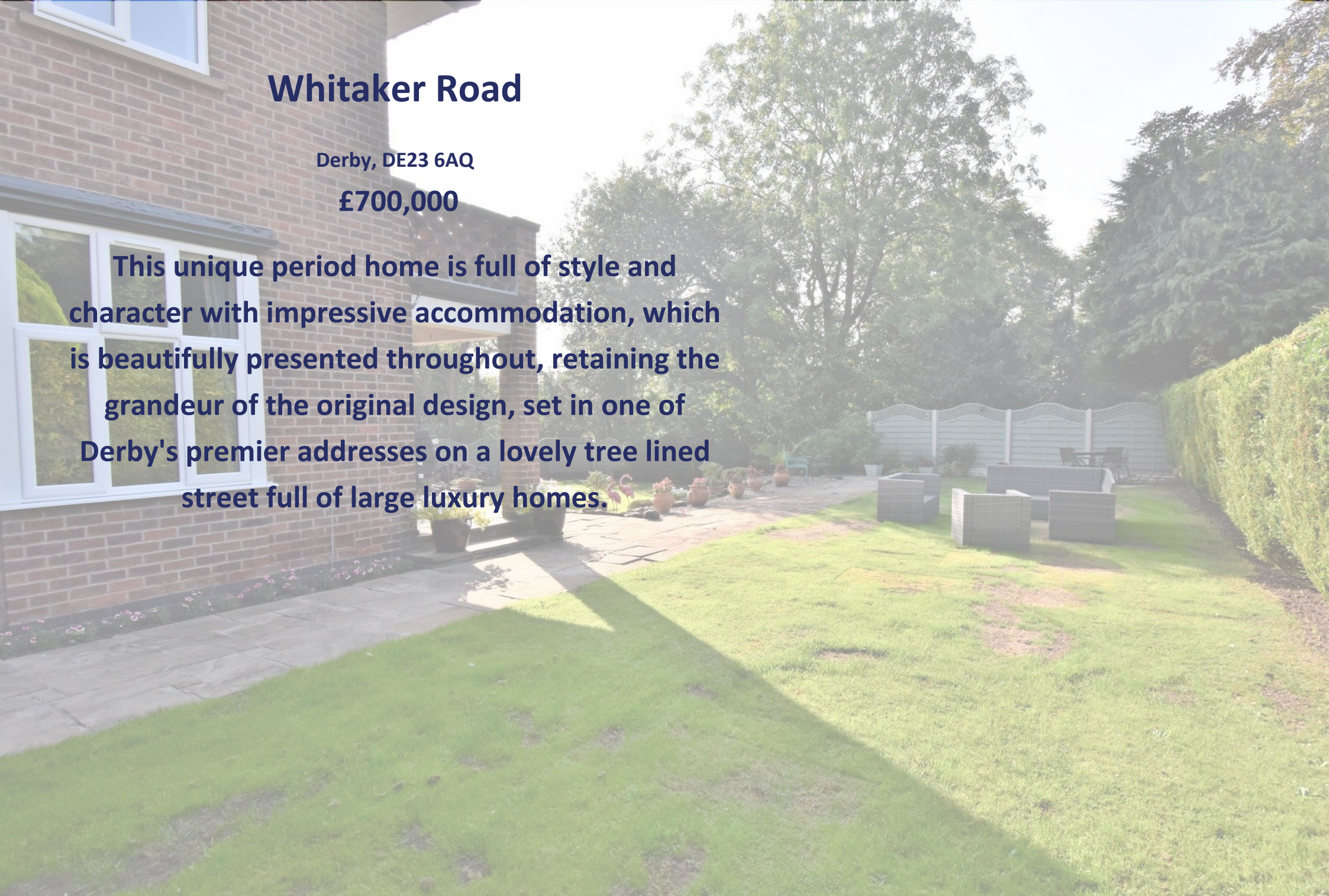


Whitaker Road

Derby, DE23 6AQ

£700,000

This unique period home is full of style and character with impressive accommodation, which is beautifully presented throughout, retaining the grandeur of the original design, set in one of Derby's premier addresses on a lovely tree lined street full of large luxury homes.



This unique period home is full of style and character with impressive accommodation providing plenty of social space for get togethers, as well as room for that all important private time that every family values. Beautifully presented throughout retaining the grandeur of the original design whilst introducing every modern convenience you would expect with a superior home.

Entrance to the property is via a stylised arched storm porch which leads into an entrance vestibule and very impressive entrance hall beyond. The entrance hall is a fitting welcome to the this very fine period home and boasts polished wood floors which feature throughout all the main reception areas, Coffered ceilings, French doors out onto the garden and an imposing wide staircase leading up to the first floor.

To the right of the entrance hall is the main reception room, again with polished wood floors and coffered ceilings and generously proportioned with its triple aspect windows and a feature fireplace.

Leading on through the house is the morning room which is a lovely space full of natural light ideal for enjoying a good book with windows on two sides overlooking the gardens. The dining room completes the trio of elegant reception rooms and can easily accommodate the family for everyday meals or additional guests for special occasions, with access from the dining room out to the rear garden and veranda.

Also leading off the reception hall is the classically designed dining kitchen having bespoke fitted units including a glass fronted dresser and island unit with granite worksurfaces, Belfast sink and with mixer tap, space for a range cooker, American style fridge freezer and the all-important integrated dishwasher with plenty of space left for a good-sized breakfast table.

The kitchen leads on past the entrance to the cellar and useful utility room where there is an entrance to the side driveway and access into the office which overlooks the front elevation and enjoys easy access away from the main living quarters should it be necessary to invite clients and boasts a large amount of bespoke built-in storage.

Completing the ground floor is the charming cloakroom that in turn leads to the ground floor WC.

Ascending the wide staircase to the first floor, you can't help but be impressed by the large semi-galleried landing with its passage archways, large stairwell window and beautifully preserved joinery.

The main bedroom has great built-in storage and overlooks the rear garden, and also benefits from a luxury en-suite bathroom which is beautifully fitted with a four-piece suite including a bath that is set beneath the windows.

The second en-suite bedroom is set on the opposite side of the main landing and enjoys a small degree of separation ideal for guests or anyone who enjoys a bit more peace and quiet. The en-suite is newly fitted and features a spacious shower enclosure, WC, and twin vanity.

The main family bathroom has a period style three-piece suite and serves the four remaining bedrooms; one of which features a stunning balcony overlooking the rear garden.

A particular feature of the property are the landscaped gardens which wrap around the property and are appropriately sized for such a remarkable period home. Beautifully landscaped, the gardens provide loads of space for everyone to be able to enjoy regardless of age or interests.

To the front elevation the house has a large driveway providing extensive parking.

Finally the large games room provides the ideal space for the family to gather and has a large loft room which is useful as a further home office or hobby space. The building may possibly (subject to planning consent) convert to a separate annex accommodation.

Whitaker Road is a well-established residential location, within the heart of Derby and the property is within a short walk of the vibrant city centre with its wealth of bars, restaurants, and the Intu shopping centre. The house is within walking distance of shopping facilities in the village of Littleover and is within the Littleover Community School catchment area, which is a much sought-after school in the vicinity. Excellent educational facilities are also provided at Derby High School and Derby Boys Grammar School which are within a short distance of the property.

Local recreational facilities include parks, Mickleover Golf Course and Markeaton Park, a short distance away. Transport links include easy access to the A38, A50, A52 which lead to the M1 motorway. The location is convenient for travel to the Royal Derby Hospital, Rolls Royce and Toyota.

Originally constructed circa 1905 and significantly extended over the years, this delightful home should be viewed to be fully appreciated.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Main's water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency; www.derby.gov.uk/environment-and-planning/planning/

Our Ref: JGA/09092021

Local Authority/Tax Band: Derby City Council / Tax Band G













Ground Floor Building 1

Approximate total area⁽¹⁾

3593.27 ft²

333.83 m²



Floor 1 Building 1

(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.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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