



## 82 Otter Street, Derby, DE1 3FB

**Offers Over £375,000**



A stunning Strutts Park conservation area period property providing useful, extended accommodation across four floors featuring an extended rear reception room three bedrooms, bathroom and shower room, offering a beautiful rear aspect and view towards the river Derwent and Chester Green.



# 82 Otter Street, Derby, DE1 3FB

Offers Over £375,000



## DIRECTIONS

The property is best approached from Duffield Road turning into Belper Road, second left onto Kingston Street, continue to the end of the street where Otter Street begins, the property will be found immediately on the left.

This highly impressive home retains many original features and provides a unique layout which comprises, an enclosed porch and 'front to rear' hallway both with Minton tiled floors, modern fitted kitchen with quartz work surfaces, open plan access into a front reception room with log burning stove and replacement sash windows. To the rear is the second reception room also with log burner leading into an extended sitting area with bi-folding doors leading onto a paved terrace.

To the first floor an attractive landing with feature illuminated skylight and cupboard provides access to all first floor rooms and second floor. There is a large main bedroom to the front elevation with deep storage recess, second double bedroom with rear views, luxurious bathroom with views and a separate shower room with WC.

To the second floor is a superbly developed third bedroom with two dormer windows, the rear of which providing stunning views.

Externally, there is street parking and the front of the property is relieved from the

street behind a paved forecourt with railings. The rear garden is steep and due to this nature is tiered having a superb paved seating and entertaining terrace off the bi-folding doors, further lower areas accessed from steps surrounded by mature foliage. At the foot of the garden is the south end of the beautiful Darley Park (no direct access). The garden enjoys delightful views over the river Derwent to the cricket ground on Parkers Piece at Chester Green.

Otter Street is part of the Strutts Park conservation area with direct access into the city centre and the beautiful Darley Park. Locally there are useful convenience stores, petrol station, popular public houses and primary school.

A highly impressive four storey home with stunning views.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

Entering the property through an attractive timber panelled door with glazing over, original Minton tiled floor, an ornate timber and stained glass door leads into:

#### ENTRANCE HALLWAY

With a continuation of the Minton tiled floor, stairs to first floor with access to a cellar beneath, moulded cornices and period style radiator.

## KITCHEN

15'3" max x 11'3" (4.65m max x 3.43m)

A spacious and well fitted kitchen featuring quartz work surfaces and a glazed sky light allowing for plentiful natural light with door into the garden. There is an excellent range of store cupboards and drawers, Belfast style sink, integrated dishwasher, space for an American style fridge freezer and range cooker with an extractor fan over, gloss tiled floor, period style radiator and open plan access into:

## SITTING ROOM

13'1" x 12'7" (3.99m x 3.84m)

A pleasant reception which could be used for dining or living having twin double glazed replacement sash windows to the front elevation elevation, log burning stove, exposed wooden floorboards, media connections, period style radiator and a timber and glazed door back into the hallway.

## REAR RECEPTION ROOM

13'2" x 11'4" (4.01m x 3.45m)

With ample space for dining furniture, exposed wooden floorboards, log burning stove, vertical radiator, built in shelving and cabinet, open plan access into:

## EXTENDED SITTING AREA

9'8" x 6' ( 2.95m x 1.83m)

Superbly leading onto the rear paved terrace accessed via bi-folding doors, stunning rear aspect and views of Chester Green.

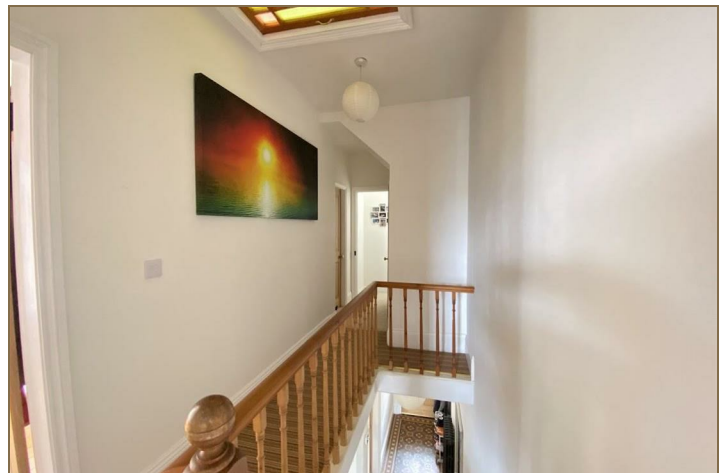
## CELLAR

In two compartments with a fitted range of kitchen units and work surfaces, plentiful storage space, plumbing for a washing machine, power and light.

## FIRST FLOOR

### LANDING

With access to the second floor, built in store cupboard and feature illuminated sky light.



## BEDROOM ONE

17'1" max x 13'1" (5.21m max x 3.99m)

A spacious bedroom area with deep recess suitable for wardrobes, twin front facing replacement sash windows, feature fireplace, radiator.

## BEDROOM TWO

12'2" x 11'2" (3.71m x 3.40m)

A spacious double bedroom with exposed wooden floorboards, twin chimney breast recess suitable for wardrobes, rear facing UPVC double glazed window with superb river and Chester Green views, period style radiator.

## BATHROOM

10'11" x 7'1" (3.33m x 2.16m)

A spacious bathroom fitted with a large corner bath with jacuzzi jets and handheld shower attachment, wash basin, period tiled flooring, feature fireplace, inset ceiling spotlights and extractor fan, tall chrome towel radiator, UPVC double glazed window with special glazing to ensure privacy but also

to enjoy the splendid view. A built in cupboard houses a combination boiler and provides storage.

## SHOWER ROOM

7'5" x 5'10" (2.26m x 1.78m)

Smartly appointed with a shower cubicle with a mains overhead and regular shower, glazed screen doors, wash basin and WC, tiled floor and walls, UPVC double glazed window, inset ceiling spotlights and chrome towel radiator.

## LOBBY

## STAIRS LEADING TO:

## SECOND FLOOR

17'1" x 16'9" (5.21m x 5.11m)

## BEDROOM THREE

A fantastic space maximising the former loft space and enjoying front and rear dormer windows with an additional Velux window. There are stunning rear views of the river and Chester Green, inset ceiling spotlights, media connections, eaves storage and two period style radiators.



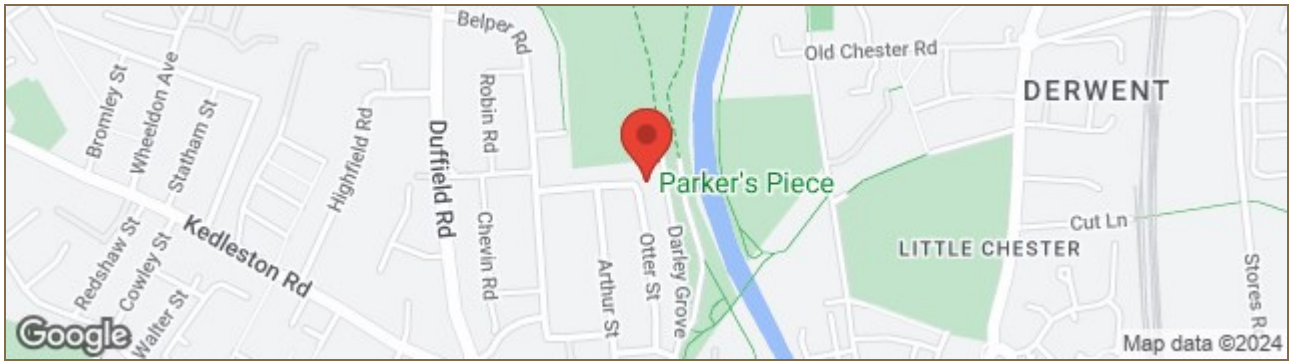
## OUTSIDE

To the front of the property there is street parking and is relieved from the street behind a paved forecourt with railings.

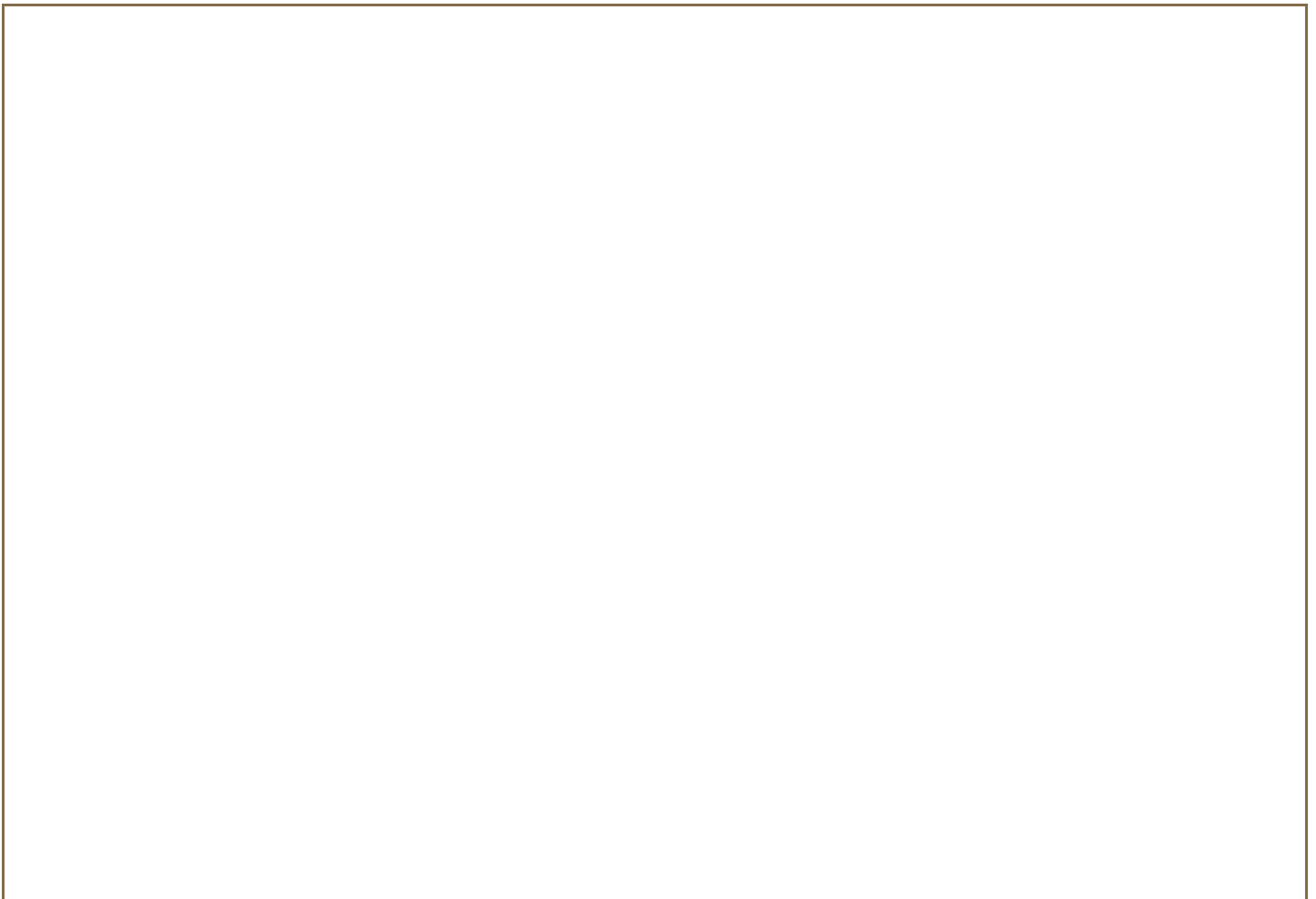
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## Road Map



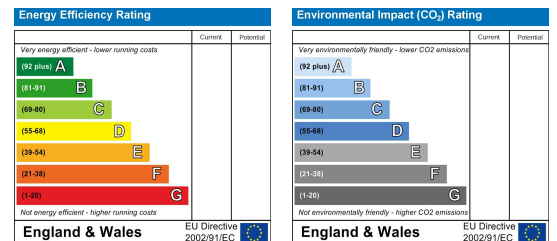
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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