



67 Otter Street, Derby, DE1 3FD

**Offers In The Region Of
£425,000**

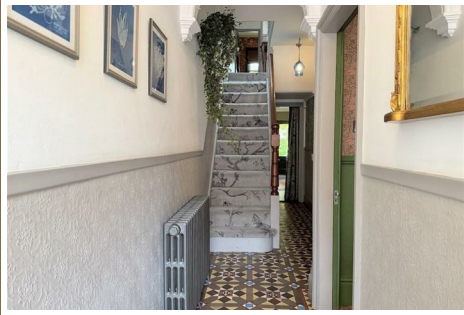


A sumptuously appointed three storey, four bedroom + attic period style home located in the delightful Strutts Park conservation area adjoining the city centre and Darley Park.



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This delightfully presented property offers spacious accommodation over three floors briefly comprising, recessed porch, formal hallway with stairs to the first floor, cellar access and cloaks cupboard, formal lounge and separate dining room both with bespoke fitted cabinetry and a large dining kitchen with hand-built units, granite worksurfaces and French doors. To the first floor an attractive split-level landing with Velux window leads into four well proportioned bedrooms and generous sized bathroom with shower over bath. Accessed from the first floor landing is a staircase leading to a highly versatile and spacious attic with Velux windows and eaves storage.

Externally, there is street parking to Otter Street with shared rear passage and path leading to a highly private and well-stocked tranquil garden with attractive mature bushes and trees.

Otter Street is part of the Strutts Park conservation area adjoining the beautiful Darley Park and city centre both connected by a pleasant riverside pathway. Locally there are typical amenities and facilities including a convenience store, petrol station with Co-op, primary school, popular public houses and ease of onward travel via the A38 and A52 road networks.

A stunning property requiring a detailed viewing to fully appreciate.

ACCOMMODATION

GROUND FLOOR

PORCH

A covered and recessed storm porch with attractive wall tiling, main front door into:

ENTRANCE HALLWAY

A traditional and formal hallway continuing to the rear kitchen featuring Minton tiled flooring, stairs lead to the first floor, period style radiator, fitted cloaks cupboard and cellar access.

LOUNGE

16'2" into bay x 13'9" (4.93m into bay x 4.19m)

A charming formal lounge with a square bay to the front elevation having replacement sash windows, exposed wooden floorboards, beautifully bespoke fitted cabinetry including shelving, cupboards and bookcase, feature fireplace with open fire, moulded cornices and ceiling rose, period style radiator set into the bay.

DINING ROOM

14' x 11'10" (4.27m x 3.61m)

A further charming reception room separated from the lounge (primarily accessed from the hallway) by double doors, also with beautifully bespoke fitted cabinetry including a full height store cupboard, shelving and store, French doors lead out to the side garden, half

panelled walls, feature log burning stove and slate hearth, moulded cornices and ceiling rose, period style radiator.

DINING KITCHEN

18'1" x 9'9" (5.51m x 2.97m)

Appointed with a quality bespoke range of fitted kitchen units with attractive panelled cupboard and drawer fronts with contrasting colours further complimented by granite work surfaces, additional pantry style cupboard, inset Belfast style sink, range cooker incorporating a five burner gas hob, two ovens and grill, matching extractor fan over, integrated fridge and freezer, a full height kitchen cupboard provides a utility area with provision to conceal a washing machine and dryer, also housing the Vaillant combination boiler, attractive Bamboo Parquet flooring, side double glazed window, rear matching double glazed French doors, twin period style radiators, ample space for a dining table and chairs.

TO THE FIRST FLOOR

LANDING

A welcoming split-level first floor area with Velux window allowing for natural light to flood into a traditionally dark area, stairs to the second floor with cupboard beneath, period style radiator.

BEDROOM ONE

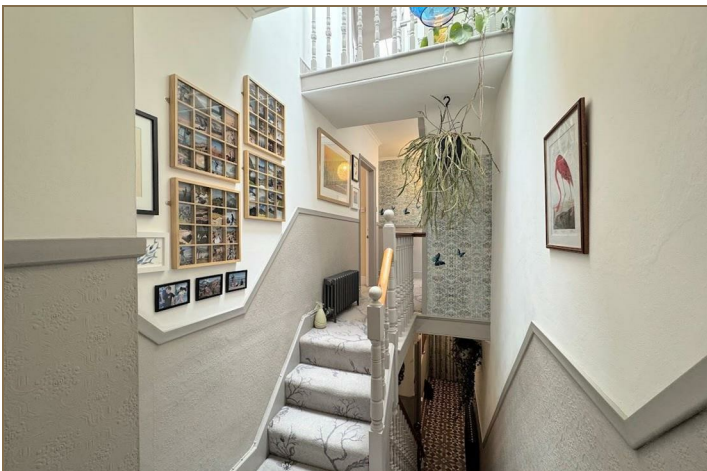
14' x 11'11" (4.27m x 3.63m)

A large bedroom positioned to the middle of the house having twin fitted floor to ceiling wardrobes and central cabinet positioned around the chimney breast and alcoves, rear facing sash window, radiator.

BEDROOM TWO

13'7" x 10'10" (4.14m x 3.30m)

A further spacious bedroom with feature fireplace, built-in wardrobe with shelving and hanging, exposed painted floorboards, front facing sash window, period style radiator.



BEDROOM THREE

10' x 7'9" (3.05m x 2.36m)

A cleverly appointed bedroom having a built-in bed frame with storage beneath, shelving and hanging, further built-in cabinet, rear facing double glazed window, media connections, radiator.

BEDROOM FOUR

10'1" x 6'5" (3.07m x 1.96m)

A perfect single bedroom or study with space for a bed, wardrobe and other bedroom furniture, front facing sash window, radiator.

BATHROOM

9'10" x 7' (3.00m x 2.13m)

Spaciously proportioned comprising a deep bath with tiled surrounds, electric shower over, screen and additional hand-held shower, wide wash hand basin and low level WC, tiled floor, double glazed sash window, inset ceiling spotlights, extractor fan, chrome towel radiator.

SECOND FLOOR

From the first floor landing an attractive stair case leads to a landing beneath a Velux window, continuing into:

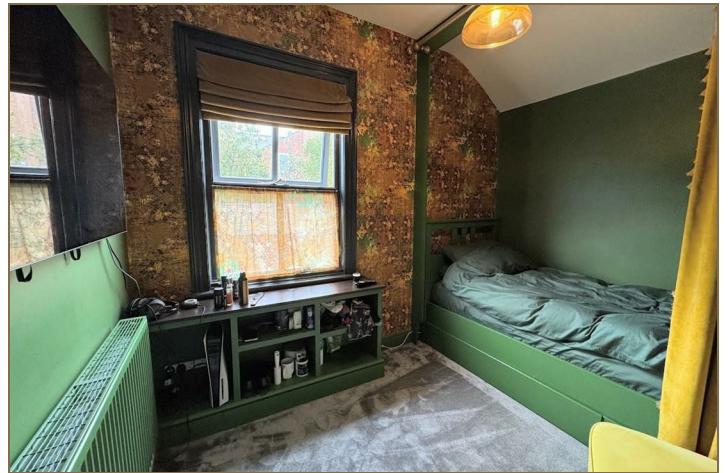
ATTIC

17'9" x 16'2" (5.41m x 4.93m)

A very spacious and highly versatile area having excellent head height reducing into the eaves with storage and twin Velux windows, inset ceiling spotlights, radiator.

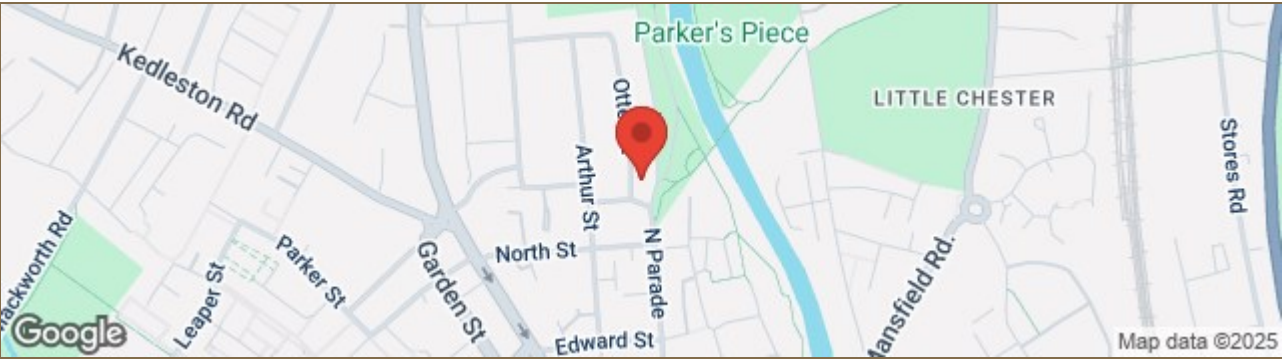
OUTSIDE

Externally, there is street parking to Otter Street with shared rear passage and path leading to a highly private and well-stocked tranquil garden with attractive mature bushes and trees.





Road Map



Floor Plan

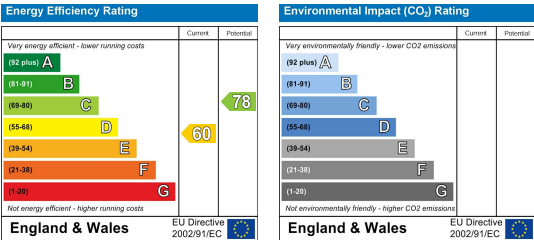


Viewing

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

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Energy Efficiency Graph



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