

North Street, Strutts Park, Derby

CURRAN  
BIRDS  
+ CO



North Street, Derby, DE1 3AZ

Guide price £300,000



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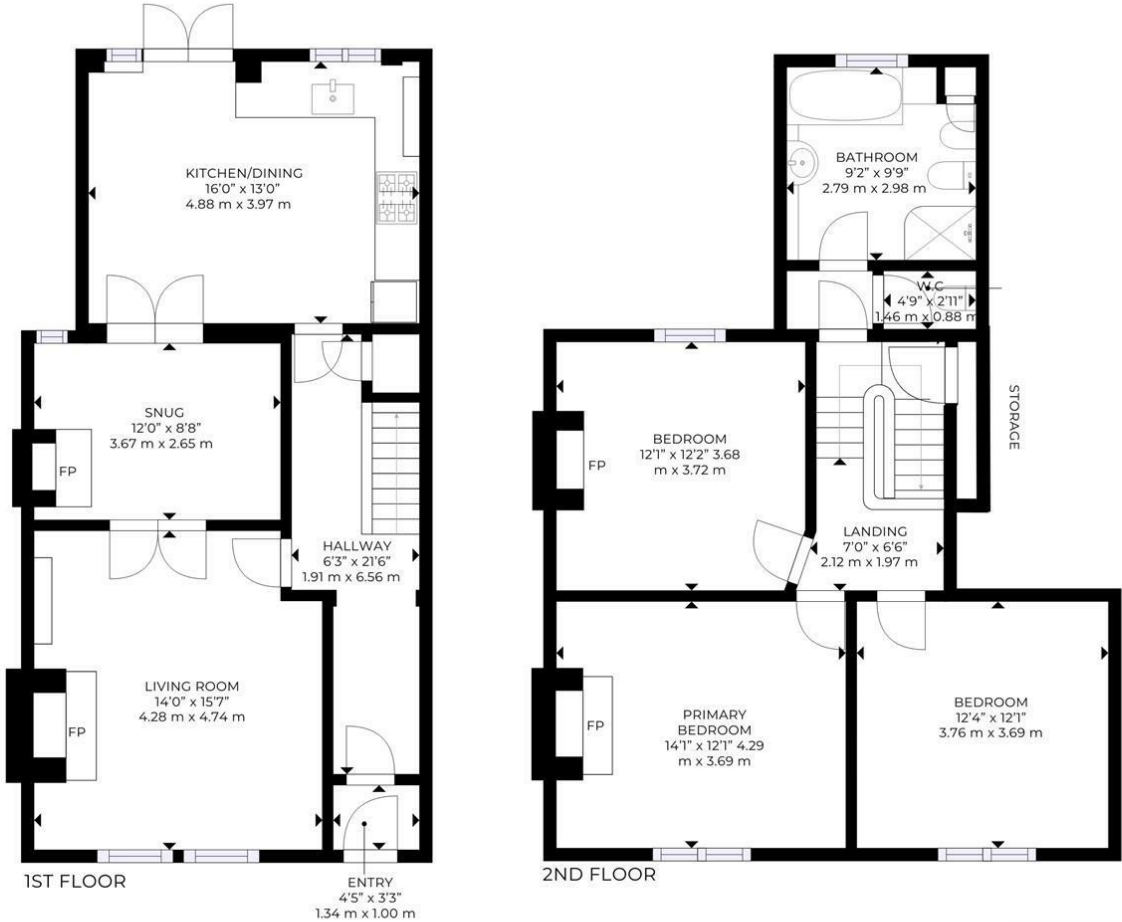


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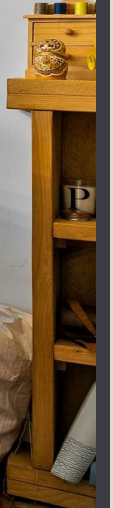
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# Floor Plan



GROSS INTERNAL AREA  
 1ST FLOOR: 694 sq. ft., 64 m<sup>2</sup>, 2ND FLOOR: 693 sq. ft., 64 m<sup>2</sup>  
 TOTAL: 1,386 sq. ft., 128 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







SPACIOUS PERIOD HOME - A most spacious three double bedroom Victorian palisaded terraced home of style and character, offering around 1400 square feet and offering a wealth of period features and generous room proportions that really have to be viewed to be fully appreciated. The property set within highly sought after position in the noted Strutts Park conservation area just a short walk from the beautiful Darley Park and the vibrant City centre of Derby.

The accommodation has a combination boiler gas central heating system and double glazing where stated and in brief comprises: entrance vestibule, entrance hallway, two compartment cellar, living room, snug and dining kitchen with french doors giving access to the rear garden. The first floor split level landing leads to three generous double bedrooms, four piece bathroom suite, separate wc and cloaks/storage.

Outside the property has a low maintenance forecourt to the front of the property and is screened by a mature hedge offering good privacy. There is a generous south facing garden to the rear with paved patio and lawned area.

The property has on street parking and is subject to a residents parking scheme.

- Spacious Victorian Palisaded Mid Terraced Home
- Around 1400 Square Feet of Living Accommdation
- Entrance Vestibule, Entrance Hallway & Cellar
- Three Double Bedrooms, Four Piece Bathroom & Separate WC
- Delightful South Facing Rear Garden
- Wealth of Character & Charm
- Located in the Strutts Park Conservation Area
- Living Room, Snug & Dining Kitchen
- On Street Parking with Residents Park Scheme
- Close to Derby City Centre & Darley Park with Riverside Walks









## LOCALITY & AMENITIES

The property's position is within the Strutts Park conservation area, allows for easy access to Darley Park, which is a short stroll away. It is also a short walk from the City centre and noted Cathedral Quarter, which boasts some fine period architecture, designer boutiques and shops.

The location is well placed for easy access onto the A6, A38 and A52 leading to the M1 motorway. It is also convenient for Derby Railway Station, Pride Park, University of Derby, Rolls-Royce & The Royal Derby Hospital.

## THE ACCOMMODATION

### GROUND FLOOR

#### Entrance Vestibule

Entrance through traditional wood panelled door into the entrance vestibule. Fitted with original Minton tiled floor, beautiful half height ceramic tiling to the walls with attractive border, obscure glazed leaded and stained glass window above the doorway, ornate coving to ceiling, traditional wood panelled doorway, again with stained glass leaded window above the doorway leading into the hallway.

#### Entrance Hallway

21'6 x 6'3 (6.55m x 1.91m)

Fitted with beautiful stripped wooden floorboards, two central heating radiators with decorative cover over, wooden dado rail, feature archway, ornate coving to ceiling, staircase leading through to the first floor landing with open spindles and solid wood handrail. Wood panelled doors giving access through to the living room, kitchen area and door leading down to the cellar.

#### Living Room

15'7 x 14'0 (4.75m x 4.27m)

Fitted with feature fireplace in recessed chimney breast with Dunsley cast iron log burner standing on a slate tiled hearth with feature oak mantel above, ornate coving to ceiling, ceiling rose, wooden picture rail, TV point, stripped wooden floorboards and wood unit double glazed sash windows to the front elevation. Double opening doors giving access to the:

#### Snug

12'0 x 8'8 (3.66m x 2.64m)

Fitted with a feature cast iron fireplace with ceramic patterned tiled hearth, stripped wooden floorboards, single glazed window to the rear elevation and double opening doors giving access through to the:

#### Dining Kitchen

16'0 x 13'0 (4.88m x 3.96m)

#### Kitchen Area

Fitted with bespoke hand made pine kitchen with solid wood block work surface over with metro style splashbacks, comprises base cupboard, movable central dining island with built-in drawer units, Belfast ceramic sink with traditional brass swan neck style mixer tap, dual fuel Stoves range cooker with seven ring gas hob, electric oven, double oven and grill. Low level appliance space with plumbing for a washing machine, space for tall fridge freezer, central heating radiator, extractor fan, stone tiled floor and wood unit double glazed window to the rear elevation.

#### Dining Area

Fitted with stone tiled floor, wood unit double glazed French doors opening out onto the rear garden with matching side panelled window.

### CELLAR

Doorway off the hallway with steps leading down to the cellar.

#### Cellar Room One

14'0 x 12'1 (4.27m x 3.68m)

Fitted with built-in shelving, power, light, electric meter, wall mounted electrical fuse box and gas meter.

#### Cellar Room Two

8'4 x 4'2 (2.54m x 1.27m)

With built-in stone shelf.

### FIRST FLOOR

#### Landing

Stairs from the entrance hallway leading to the first floor landing. The landing has ceiling rose, ornate coving to ceiling, smoke alarm, loft access with retractable timber framed fold down ladder giving access through to a generous boarded loft space. Doors providing access to three bedrooms, bathroom and separate WC.

#### Primary Bedroom

14'1 x 12'1 (4.29m x 3.68m)

Fitted with a feature fireplace with open fire grate and feature traditional wood surround. Wooden picture rail, coving to ceiling, smoke alarm, central heating radiator, stripped wooden floorboards and wood unit double glazed sash window to the front elevation.

#### Bedroom

12'4 x 12'1 (3.76m x 3.68m)

Fitted with stripped wooden floorboards, central heating radiator, wooden picture rail, coving to ceiling, smoke alarm and wood unit double glazed sash window to the front elevation.

#### Bedroom

12'2 x 12'1 (3.71m x 3.68m)

Fitted with a feature cast iron fireplace with tiled inserts, stripped wooden stripped floorboards, wooden picture rail, coving to ceiling, smoke, alarm and wood unit double glazed sash window to the rear elevation.

#### Bathroom

9'9 x 9'2 (2.97m x 2.79m)

Fitted with a Roca five-piece suite comprising pedestal wash hand basin, low level WC with chrome push button flush, bidet, panelled bath with Victorian styled shower mixer attachment, corner shower with traditional styled wall mounted chrome shower unit with shower attachment and rain shower head above. Ceramic tiled styled splashback areas, ceramic tiled floor, traditional styled chrome heated towel rail with inset white three column radiator, small loft access, wood unit double glazed window to the rear elevation, with beautiful stenciled glass and wall mounted Ideal combination boiler concealed in the boiler cupboard.

#### Separate WC

Fitted with white low level WC with chrome push button flush, tile effect floor and half height ceramic tiling to the walls with attractive border.

#### Cloaks/Store

5'4 x 2'11 (1.63m x 0.89m)

Fitted with built-in shelving and hanging rail plus coat hooks.

### OUTSIDE

#### Frontage

Forecourt garden to the front of the property has a stone walled boundary and decorative wrought iron railings, hedge row boundary to the front giving the property a good level of privacy. Decorative wrought iron pedestrian gate giving access through to the forecourt area and has concrete pathway and frontage to the front of the property.

#### South Facing Rear Garden

Outside to the rear of the property is a generous enclosed south facing rear garden with blue brick block paved patio area, outside cold water tap, timber framed shed, timber gated access leading through to a shared passageway leading through to North Street, Generous area laid to lawn with planting beds, decorative Victorian style stone edging, raised level planting beds, walled and fence boundary. The garden also offers a variety of apple, fruit and pear trees.

#### Residents Parking Scheme

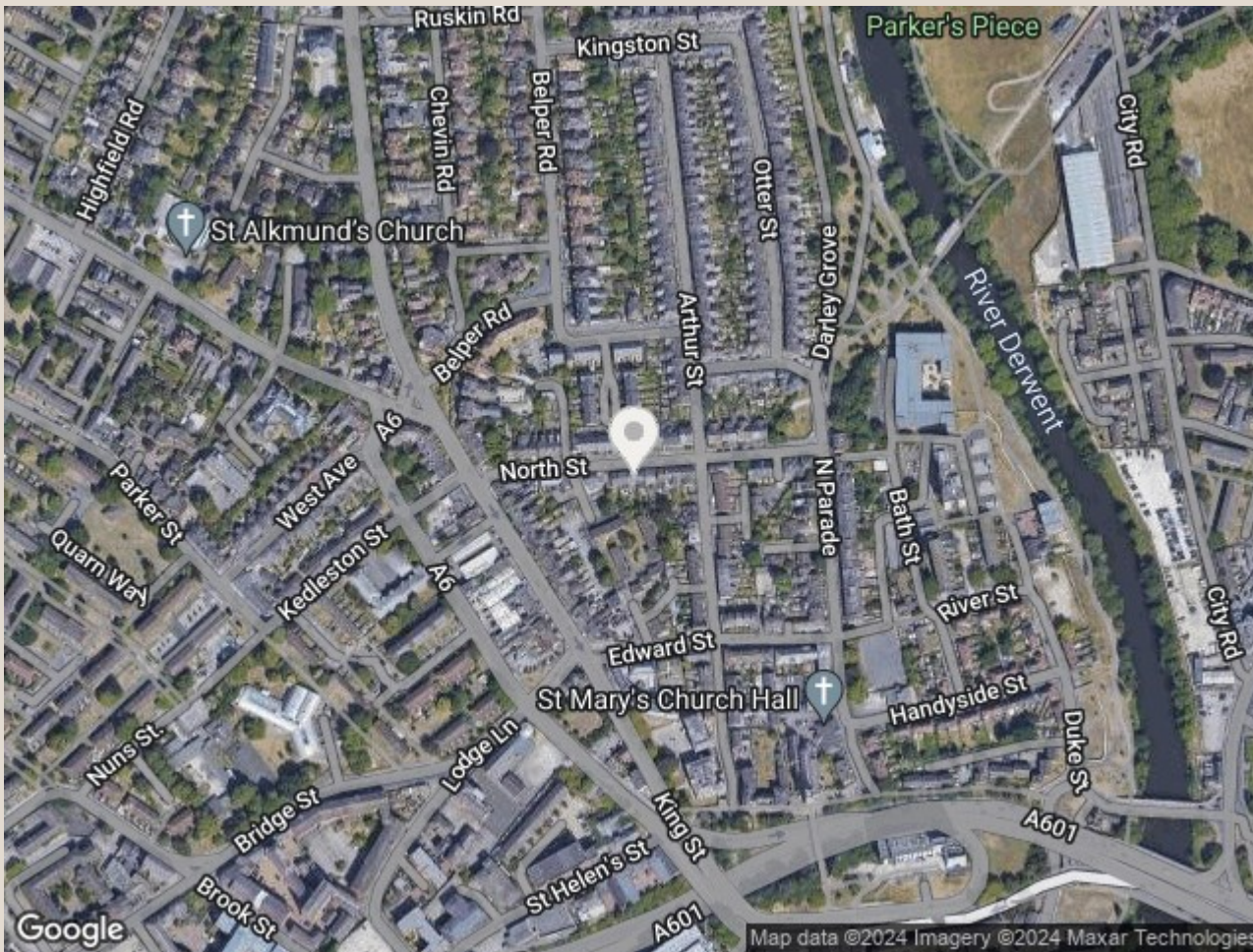
The property has on street parking and is subject to resident permit parking scheme.

#### Measured by Matterport

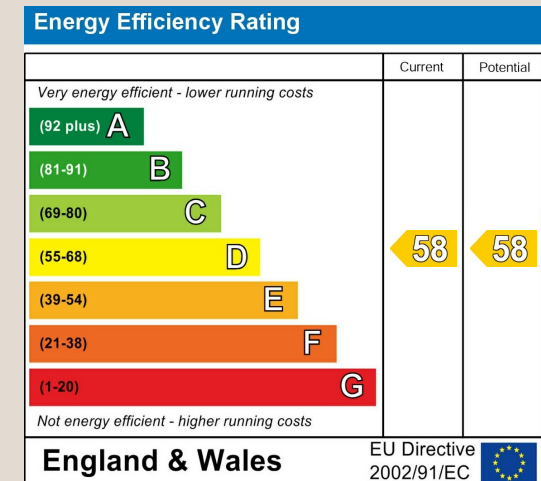
The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

#### Council Tax Band

Band C - Derby City Council



## Energy Performance Graph



## Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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