

Otter Street, Strutts Park, Derby

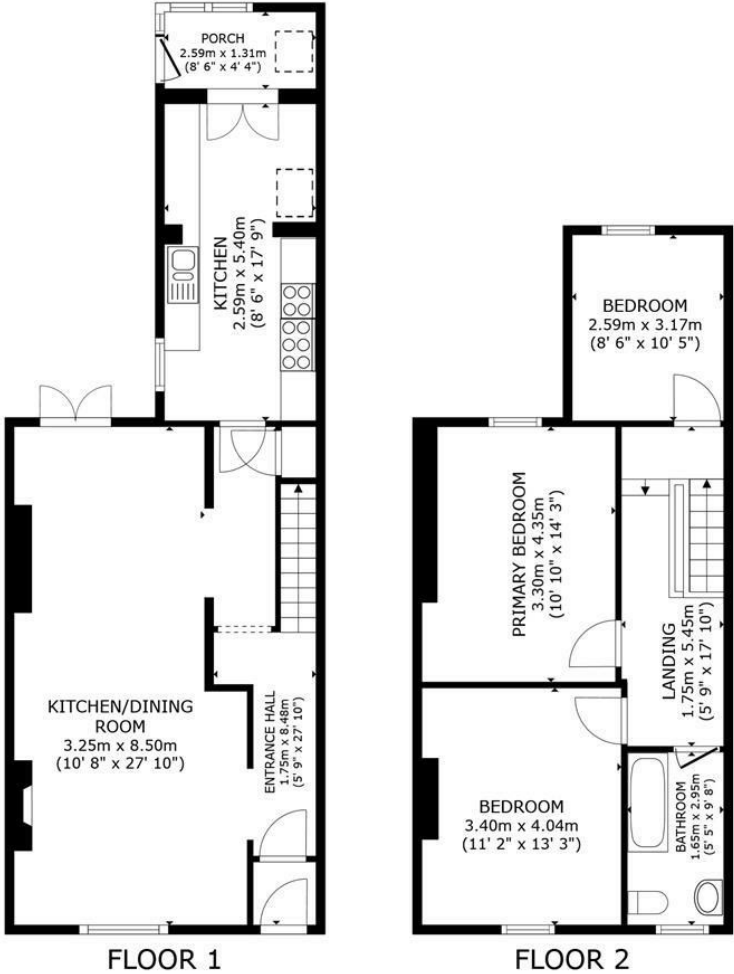
CURRAN  
BIRDS  
+ CO



Otter Street, Derby, DE1 3FB  
Price £365,000



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 62.1 m<sup>2</sup> (668 sq.ft.) FLOOR 2 52.2 m<sup>2</sup> (562 sq.ft.)  
 TOTAL : 114.3 m<sup>2</sup> (1,230 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





STUNNING VIEWS TOWARDS DARLEY PARK & LARGE GARAGE TO REAR - A most spacious late Victorian three bedroom palisaded terraced villa of style and character, offering over 1200 square feet of stylish accommodation located in this highly sought after position in the Strutts Park conservation area and offering stunning elevated views towards Darley Park and the River Derwent. It is also a rarity to the market with the addition of a large garage to the rear accessed of Darley Grove.

This most attractive period home retains many period features and has the benefit of gas central heating. In brief the accommodation comprises: entrance vestibule, entrance hallway with Minton tiled floor, superb open plan lounge and dining room, fitted kitchen with range cooker and a uPVC rear porch. The first floor semi-galleried landing leads to three double bedrooms and bathroom.

The property also offers exciting potential for extension to the rear and a loft conversion to create a fourth bedroom if desired (subject to necessary planning consent being obtained)

A true feature of this property is the delightful position on the east side of Otter Street, offering stunning elevated superb views towards Darley Park and the River Derwent. The property has rear vehicle access along Darley Grove providing access to a large detached garage located underneath the rear garden and composite decked seating area.

- Spacious Late Victorian Palisaded Terraced Home
- Rarity on the Market with Large Garage at Rear
- Entrance Vestibule & Minton Tiled Entrance Hallway
- Three Double Bedrooms & Bathroom
- Highly Sought after Conservation Area close to Derby City Centre
- Stunning Elevated Views Towards Darley Park & The River Derwent
- Wealth of Character & Charm with many Period Features
- Spacious Open Plan Lounge Dining Room, Fitted Kitchen & Rear Porch
- Delightful Landscaped Rear Garden with Superb Composite Decked Seating Area
- Close to Beautiful Riverside Walks & Darley Park









## 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 with Minton tiled floor and obscure glazed door giving access to the hallway.

#### Entrance Hallway

27'10 x 5'9 maximum (8.48m x 1.75m maximum)

Fitted with Minton tiled floor, feature archway, tall contemporary column radiator, staircase leading to the first floor landing. There is open archway access to the lounge and dining areas and an obscure glazed panelled door giving access to the kitchen.

#### Open Plan Lounge Dining Room

27'10 x 10'8 (8.48m x 3.25m)

#### Lounge Area

Fitted with a beautiful period style cast iron fireplace with tiled inserts and tiled hearth, stripped wood floor boards, central heating radiator, TV point, ornate coving to ceiling, two sash windows to the front elevation and open plan access to the dining room and the entrance hallway.

#### Dining Area

Fitted with stripped wooden floorboards, tall contemporary column central heating radiator and double opening french doors leading to the rear garden and open plan access to the entrance hallway.

#### Fitted Kitchen

17'9 x 8'6 (5.41m x 2.59m)

Fitted with a range of white panelled wall, base and drawer units with laminated worksurfaces with stainless steel effect edging, double white ceramic sink with mixer tap, tiled splash back areas, Rangemaster dual fuel range cooker with matching extractor canopy over, tall contemporary column radiator, ceramic tiled floor, low level appliance space with plumbing for dishwasher, sash window to the side elevation and upvc double opening french doors giving access to the/rear porch.

#### Rear Porch

8'6 x 4'4 (2.59m x 1.32m)

Built of uPVC construction with upvc double glazed windows and door leading to the rear garden and fitted with ceramic tiled floor.

## FIRST FLOOR

Staircase from the entrance hallway leading to the first floor landing.

#### Semi-Galleried Landing

17'10 x 5'9 (5.44m x 1.75m)

Fitted with period style glazed loft access and doors giving access to all three bedrooms and bathroom.

This spacious landing area also offers excellent potential for access to a loft conversion to create a fourth

bedroom and potential en-suite shower room if desired (subject to necessary planning consent being obtained).

#### Primary Bedroom

14'3 x 10'10 (4.34m x 3.30m)

Fitted with central heating radiator and sash window to the rear elevation with stunning views towards Darley Park.

#### Bedroom Two

13'3 x 11'2 (4.04m x 3.40m)

Fitted with central heating radiator and sash window to the front elevation.

#### Bedroom Three

10'5 x 8'6 (3.18m x 2.59m)

Fitted with central heating radiator and sash window to the rear elevation with stunning views towards Darley Park.

#### Bathroom

9'8 x 5'5 (2.95m x 1.65m)

Fitted with a white three piece suite comprising low flush wc, pedestal wash hand basin and panelled bath with shower screen and thermostatic shower over, chrome ladder style heated towel rail, patterned tile effect floor and obscure glazed window to the front elevation.

#### 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.

## OUTSIDE

#### Walled Forecourt

There is a paved and walled forecourt to the front of the property with decorative metal railings and matching gate.

#### Generous Enclosed Rear Garden

A true feature of this property is the split level enclosed rear garden with artificial grass with steps then leading down to a generous paved patio area. There are then steps leading to a pathway with lawned sections to either side this leads to the superb decked seating area.

#### Superb Decked Seating Area

The impressive decked seating area is constructed with high quality grey wood grain finish all weather composite decking boards with decorative wrought iron railings with views towards Darley Park. There is gated access leading down to steps leading down to access the garage and gated access onto Darley Grove.

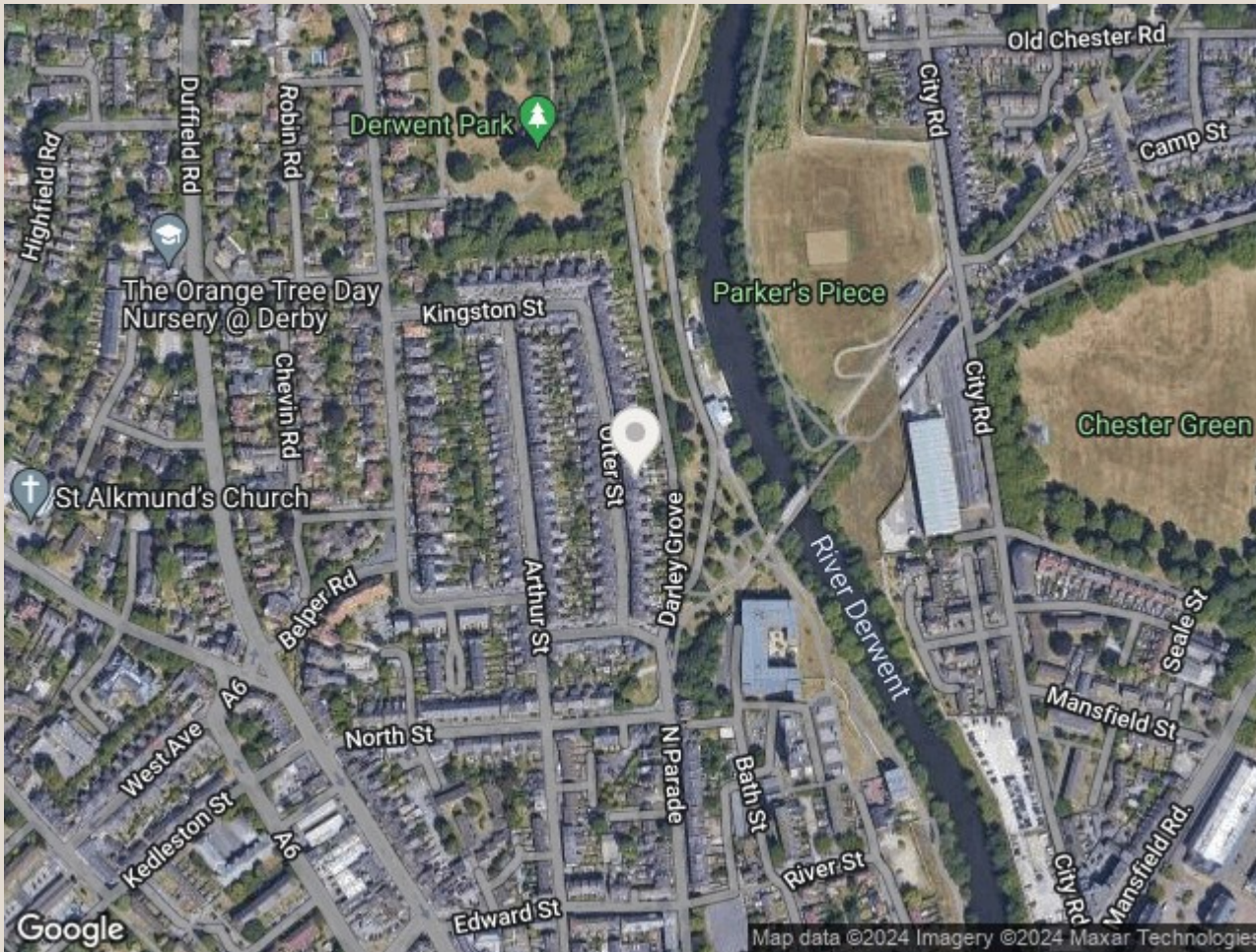
#### Large Garage at Rear

16'11 x 12'6 (5.16m x 3.81m)

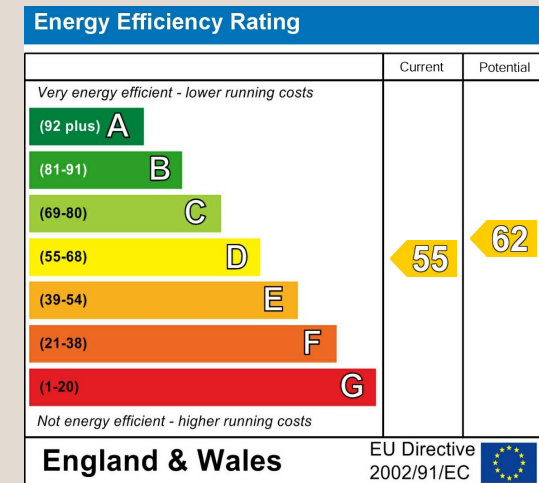
Located at the rear of the property, under the decked seating area. The garage is accessed from Darley Grove, off Margaret Street. The garage has a wide up and over door, power and light and side personal access door leading to steps leading up to the decked seating area and the rear garden.

#### Council Tax Band - B

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.

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

Sadler Bridge Studios Bold Lane, Derby, DE1 3NT  
 Tel: 01332 411050 Email: hello@curranbirds.co curranbirds.co