

CURRAN
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+ CO

Otter Street,
Strutts Park, Derby
£325,000



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BEAUTIFUL PERIOD HOME WITH ATTIC CONVERSION - A most attractive Victorian palisaded terraced home of style and character, set in the highly desirable Strutts Park conservation area. Offering a perfect blend of period charm and modern living, this property spans three floors and retains a wealth of character throughout with many period features. This property offers an entrance hallway with minton tiled floor leading to two reception rooms and stylish dining kitchen with access to a cellar. The first floor landing leads to three bedrooms and spacious period style bathroom. The second floor give access to a spacious attic bedroom. There is a delightful rear garden with dual-level decking. The property is within easy walking distance of Darley Park, Darley Abbey Village, and Derby City Centre, making it an ideal choice for those looking for a home with both character and convenience.



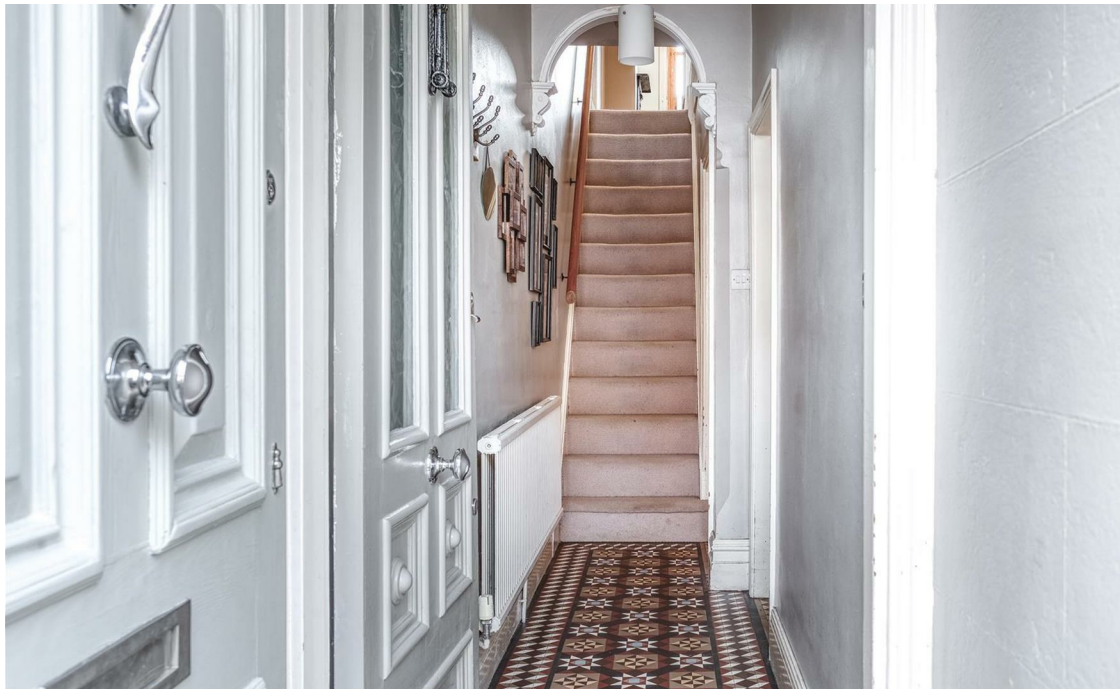


The Detail

A most attractive late Victorian terraced palisaded home, offers a wealth of period features throughout, including cast iron fireplaces, Minton tiled floors, and original sash windows. Upon entering, you are greeted by a welcoming entrance vestibule and hallway, leading to a charming lounge and separate dining room, both featuring period fireplaces. The dining kitchen is well-appointed with a range cooker, hardwood worktops, and integrated appliances, and offers access to the cellar for additional storage.

The first floor layout features three bedrooms alongside a luxurious four-piece bathroom with period features such as a cast iron roll-top bath and walk-in shower. A staircase leads to the second floor, where there is a spacious primary bedroom with velux style windows

The rear garden offers a peaceful escape with its walled boundary, dual level timber decked seating areas timber framed pergola and mature planting, perfect for entertaining. There's also a useful outbuilding with washbasin.







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The Location

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 nearby Darley Park provides extensive green space ideal for outdoor activities, while Darley Abbey is home to a variety of local bars, cafes, and restaurants. Enjoy a meal at Lorentes or visit Darley Abbey Wines for a selection of fine wines. The Lamp House, known for its delicious cakes, offers a lovely spot to unwind.

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.







Otter Street, Derby



Approx. Gross Internal Floor Area 1291 sq. ft / 119.92 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Victorian Palisaded Four-Bedroom Terraced Home
- Located In The Sought-After Strutts Park Conservation Area
- Wealth of Character & Charm with Many Period Features
- Vestibule & Entrance Hallway with Minton Tiled Floor
- Two Reception Rooms & Spacious Dining Kitchen With Range Cooker
- Spacious Period Four Piece Bathroom with Roll Top Bath
- Four Bedrooms including Attic Primary Bedroom
- Delightful Rear Garden With Dual Level Decking
- Close to the Beautiful Darley Park & Derby City Centre
- No Chain Involved

Size

Approx 1291.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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Let's *Talk*

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