

CURRAN  
BIRDS  
+ CO

Statham Street,  
Six Streets, Derby  
£340,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



BEAUTIFUL PERIOD HOME - A most characterful three-bedroom palisaded bay fronted end-terrace home, set in the sought-after Six Streets area, blending period charm with modern style. The property features a welcoming entrance hallway with Minton-style flooring, spacious sitting room with a striking cast iron fireplace and beautiful bay windows with plantation shutters, stylish dining room with french doors opening onto the rear garden and leading to a well appointed kitchen while a cellar provides additional storage. Upstairs, the semi-galleried landing leads to three bedrooms each with period fireplaces and a beautifully appointed contemporary bathroom with a rain shower and vanity unit. Outside, a landscaped rear garden with decking, a patio, and a powered brick outbuilding. Thoughtfully maintained and presented to a high standard, this home is perfect for those seeking classic elegance in a vibrant community.









## The Detail

This beautifully presented three-bedroom end-terrace home is full of character and well-suited to modern living. A traditional powered door with a glazed window leads into an entrance vestibule with Minton-style flooring, setting the tone for the home's period features. Beyond, the entrance hallway showcases a Minton tile fireplace and wood-panelled doors.

The sitting room is a welcoming space, featuring a cast iron fireplace with an antique pine surround, a wooden picture rail, and a bay window fitted with plantation shutters. The adjacent dining room continues the theme with ornate coving, picture rail and French doors opening onto the rear garden. The well-designed kitchen includes cream shaker-style units, a marble-effect worktop, and integrated appliances, with a door providing access to the cellar for extra storage.

Upstairs, the semi-galleried landing benefits from a skylight and a stained glass window. The primary bedroom is a spacious retreat, featuring a period cast iron fireplace and a large bay window. Bedroom two also includes a period fireplace, while bedroom three offers built-in storage alongside its fireplace. The bathroom has been beautifully appointed with a contemporary three piece suite complimented by stylish tiling and chrome ladder style towel rail.

The walled front garden features a hedgerow and wrought iron gate, while the landscaped rear garden is designed for ease of maintenance, offering a mix of patio, decking, and a brick outbuilding with power and lighting.











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## The Location

Tucked just off Kedleston Road, the Six Streets area is one of Derby's most sought-after neighbourhoods, valued for its strong sense of community and characterful period homes. A short walk leads to Derby city centre, where you'll find a mix of amenities, from the Derbion shopping centre to the boutique stores of the Cathedral Quarter and the vibrant bars and restaurants of Friar Gate.

Families can enjoy nearby Markeaton Park, offering plenty of green space and leisure facilities, while excellent transport links, including frequent bus services, provide easy access to major employers such as Rolls Royce, The Royal Derby Hospital, and the University of Derby. This popular location perfectly balances convenience with a welcoming community atmosphere.





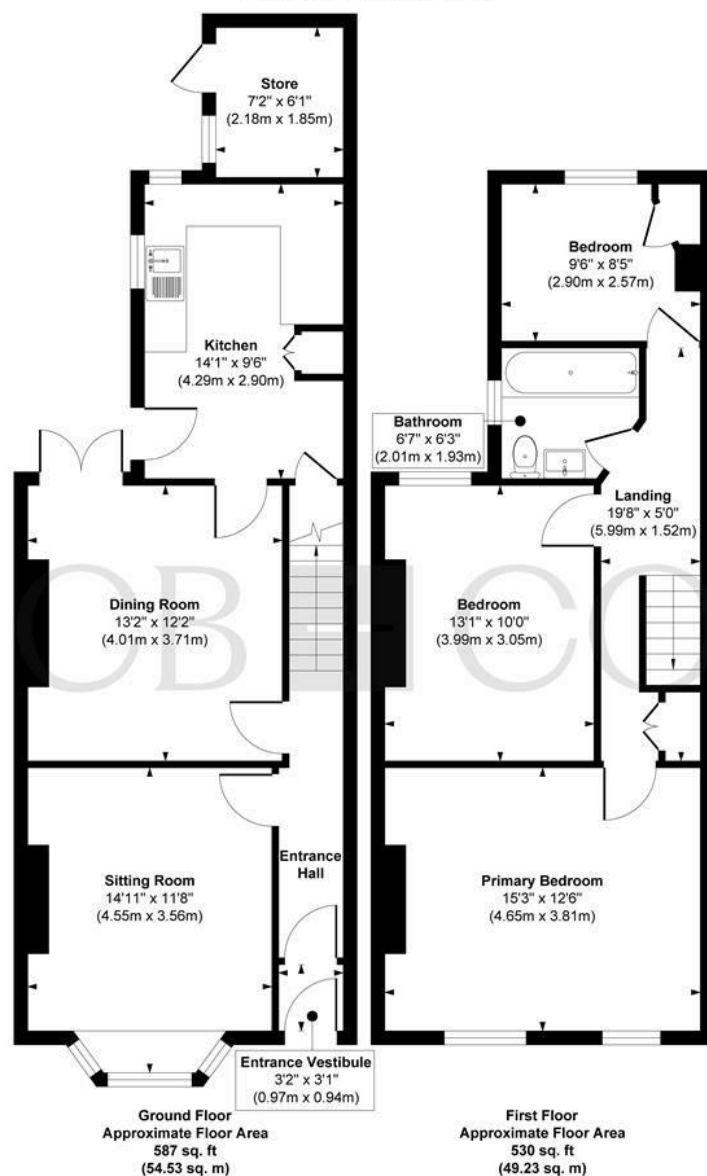








## Statham Street, Derby



Approx. Gross Internal Floor Area 1117 sq. ft / 103.76 sq. m (Including Outbuilding)

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

Produced by Elements Property

## The Particulars

- Spacious & Beautifully Appointed Period End Terraced Home
- Stylish Presentation & Wealth of Character Features
- Set within the Sought after Six Streets Area
- Entrance Vestibule & Entrance Hallway with Minton Tiled Floor
- Beautiful Sitting Room with Bay Window & Period Style Fireplace
- Stylish Dining Room, Well Appointed Kitchen & Cellar
- Three Bedrooms including Most Spacious Primary Bedroom
- Stunning Contemporary Bathroom
- Delightful Low Maintenance Landscaped Rear Garden & Outbuilding
- Easy Access to Derby City Centre - Close to Markeaton Park & Darley Park

### Size

Approx 1117.00 sq ft

### Energy Performance Certificate (EPC)

Rating E

### Council Tax Band

C

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Let's *Talk*

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