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North Parade
Strutts Park, Derby
£295,000

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



REQUIRES MODERNISATION - A most attractive period semi-detached home of style and character, set in the highly desirable Strutts Park conservation area. This property offers four-storey accommodation that is currently divided into two spacious flats.

This property offers exciting potential for improvement and re-modelling and could be converted back into one family home or has the potential to be converted into a multiple occupancy rental property (subject to necessary planning consent being obtained)

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

An attractive four storey period home requiring a full scheme of modernisation but offering exciting potential and set within this highly sought after position in the Strutts Park conservation area.

The property is currently divided into two separate flats both with gas central heating. They are accessed through the main entrance hallway then this provides doorway access to the ground floor flat and there is doorway access with stairs to the first floor providing access to the first floor flat.

The flat on the ground floor has further accommodation on the lower ground floor. This offers a hallway, spacious living room with bay window and double bedroom. There are then stairs leading to the lower ground floor. The lower ground floor accommodation consists of a spacious dining kitchen, bathroom, separate wc and cellar storage with two storage areas.

The first floor flat offers a landing area with access to a living room, kitchen and spacious double bedroom. There are stairs to the second floor and this gives access to a further spacious double bedroom and bathroom.



Outside, the property offers an enclosed walled rear garden with side gated access. There is on street parking with residents permit parking scheme.





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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.

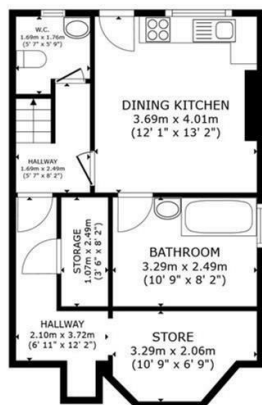
The nearby Darley Park provides extensive green space ideal for outdoor activities, while Darley Abbey is home to a variety of local bars, cafes, and restaurants. Enjoy a meal at Lorentes or visit Darley Abbey Wines for a selection of fine wines. The Lamp House, known for its delicious cakes, offers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

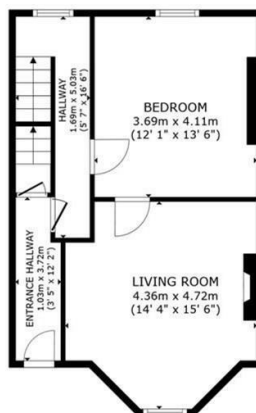




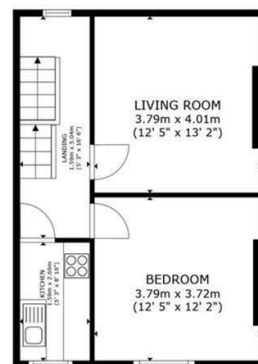




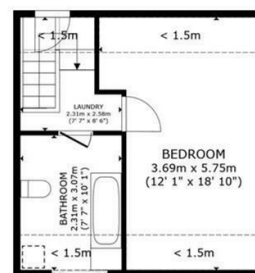
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
FLOOR 1 45.6 m² (491 sq.ft.) FLOOR 2 45.4 m² (489 sq.ft.) FLOOR 3 42.9 m² (462 sq.ft.)
FLOOR 4 22.9 m² (247 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 8.6 m² (93 sq.ft.)
TOTAL : 156.9 m² (1,689 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Spacious Four Storey Period Semi-Detached Home
- Current Layout - Offering Two Flats
- Exciting Potential - Requires Full Modernisation
- Located in the Strutts Park Conservation Area
- Ground Floor & Lower Ground Floor - One/Two Bedroom Flat
- First Floor & Second Floor - Two Bedroom Flat
- Enclosed Rear Garden with Side Gated Access
- On Street Parking - Parking Permit
- Close to the Beautiful Darley Park & Derby City Centre
- No Chain Involved

Size

Approx 1689.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's *Talk*

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