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Arthur Street
Strutts Park, Derby
£225,000



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



NO CHAIN – A most deceptively spacious three-storey Victorian end terraced home, set within the desirable Struts Park conservation area of Derby. This property offers three double bedrooms with over 1100 square feet of living accommodation over three floors and has recently been redecorated to a tasteful neutral theme throughout. Conveniently positioned within walking distance of Derby city centre, riverside walks and the expansive green spaces of Darley Park

The property offers a spacious and flexible layout suited to professionals, family and also to rental investment. The property has previously been let on a multi room basis with four lettable rooms and this area continues to offer strong tenant appeal.

The property offers a great layout that includes an entrance hallway, reception room/ground floor bedroom, spacious lounge with feature fireplace and french doors leading to the rear garden and well appointed kitchen. The first floor landing leads to two well proportioned double bedrooms and bathroom. There are stairs leading to the second floor and spacious attic bedroom.

Outside, the property has a shared passaged entry and a good sized enclosed rear garden.





The Location

This characterful end terraced home on Arthur Street offers a spacious layout arranged over three floors and offers three generous double bedrooms. The property has been recently redecorated to a tasteful neutral theme throughout and benefits from a Worcester Bosch combination boiler, uPVC double glazing and recently refitted carpets.

Upon entering through a uPVC double glazed door into the hallway with coving and feature archway. The hallway provides access to a reception room/ground floor bedroom, spacious lounge and door with access to steps leading down to the cellar. The lounge, located at the rear of the home, features a recessed fireplace with stainless steel back and gas coal-effect fire, complemented by French doors to the garden, a wooden picture rail and central heating radiator, creating a warm and inviting living space.

The well-appointed kitchen is finished with white high-gloss units, brushed steel handles and granite-effect worktops. It includes a stainless steel sink with mixer tap, electric oven with gas hob, and ceramic tiling throughout. There's also dedicated space for a washing machine and fridge (appliances available by separate negotiation) with rear garden access via a convenient side door. The kitchen also has doorway access to a shared passageway leading to Arthur Street.

Upstairs, the first floor offers two further spacious double bedrooms—one with a built-in wardrobe and rear-facing window, the other with coving ceiling and wooden picture rail—alongside a bathroom featuring a white three piece suite with chrome fittings, Triton shower over the bath, and grey wood-effect flooring. There are stairs from the first floor landing leading to the second floor and a spacious attic bedroom with eaves storage, and a rear-facing double-glazed velux style window.

Externally, the rear garden includes a paved path, patio seating area and lawn, all enclosed by fencing and walling for privacy.





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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.

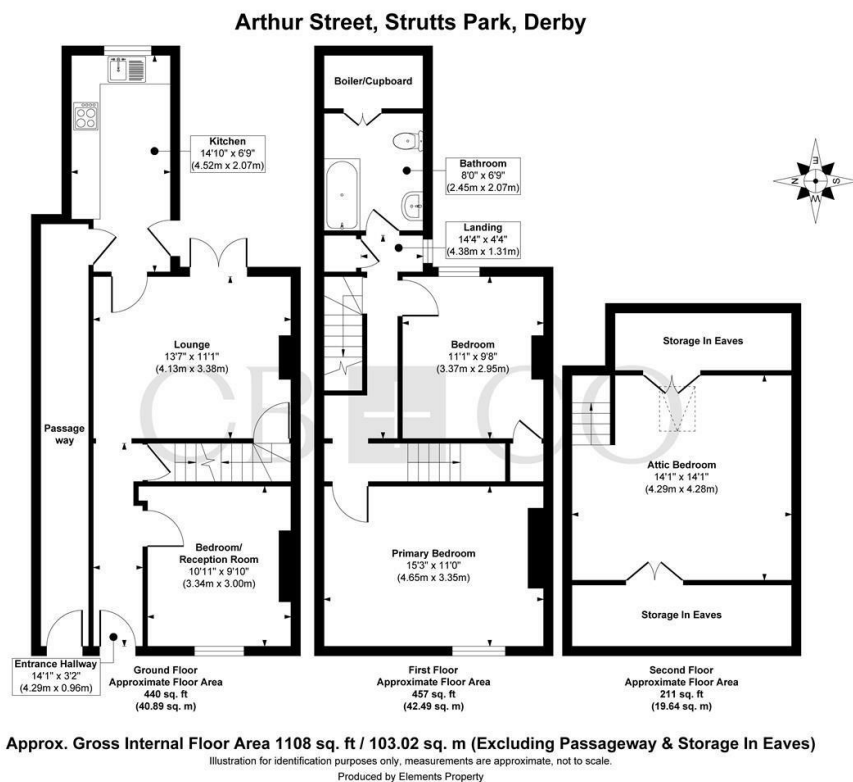
The nearby Darley Park provides extensive green space ideal for outdoor activities, while Darley Abbey is home to a variety of local bars, cafes, and restaurants. Enjoy a meal at Lorentes or visit Darley Abbey Wines for a selection of fine wines. The Lamp House, known for its delicious cakes, offers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









The Particulars

- Spacious Period End Terraced Home
- Located in the Strutts Park Conservation Area - Close to Darley Park
- Over 1100 Square Feet of Accommodation over Three Floors
- Ideal Investment Property - Previously Let with Four Lettable Rooms
- Recently Redecorated, Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Ground Floor Bedroom/Reception Room & Living Room
- Three Double Bedrooms including Spacious Attic Bedroom & Bathroom
- Good Sized Enclosed Rear Garden
- Close to Derby City Centre & Darley Park
- No Chain Involved

Size

Approx 1108.00 sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

A

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Let's *Talk*

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