



45 Ponsonby Terrace

DERBY

# 45 PONSONBY TERRACE

Derby, DE1 1DT

A beautifully appointed two-bedroom end-terrace home, this property offers stylish contemporary living within a character-rich period building. The ground floor showcases a superb open-plan kitchen, dining and living zone, together with a separate conservatory that opens out directly into the rear garden. The property benefits from high ceilings characteristic of its original era, and is elegantly decorated throughout with modern fittings. Outside, a charming rear garden enjoys a decked seating area, a feature pond and a summer house — perfect for relaxation or entertaining. Conveniently situated close to local amenities and transport links, this home combines period charm with modern convenience.





On entering via the front door you arrive into an entrance hall where the staircase rises immediately in front.

To the right a door opens into the open-plan living, kitchen and dining space. The living area is at the front of the house and features a lovely bay window that overlooks the front garden. A log burner is set into a chimney breast on a tiled hearth and flanked on both sides by mirrored wooden feature shelving units, providing both ambience and storage.



At the rear of the living space sits the dining area, with French patio doors opening into the conservatory. There is ample room here for a large dining table and chairs.

The kitchen is open to the dining zone but clearly defined by a change in flooring from wood to tile. It has been fitted with a generous range of modern shaker-style green cabinetry, complemented by feature tile splash-backs and marble-effect worktops. The single-bowl stainless steel sink sits beneath a window overlooking the garden, with an integrated slimline dishwasher to its left. The kitchen also offers a double oven with four-ring gas hob and extractor above, plenty of counter-space for appliances, and an under-counter integrated fridge.

The conservatory at the rear is a flexible space, currently arranged as a pseudo-utility room with provision for an under-counter washing machine and cabinet.





The staircase rises to the first-floor landing, which provides access to two double bedrooms and the family bathroom.

At the front of the property is the principal bedroom, which enjoys high ceilings and benefits from fitted hanging rails and shelving on either side of the chimney breast, together with a further fitted wardrobe.

To the rear is the second double bedroom, offering a pleasant outlook over the garden.

The bathroom, fully tiled for a contemporary feel, is fitted with both a handheld and rainfall shower head above the bath with a glass screen, a wash-hand basin, WC and a heated towel radiator.





## gardens

Set back from the street behind a tiered front garden, the property presents an appealing first impression. The front garden is laid to gravel and planted with mature shrubs; steps lead to the upper tier which features a planted bed to the left and a paved path up to the front door.

To the rear, the garden is designed for low-maintenance outdoor living and entertaining. Immediately behind the house is a slabbed patio, followed by a large gravel area ideal for outdoor dining. Box planters with matching fitted bench provides extra seating and planting interest, while a covered seating area partway down the garden offers shade and comfort. The rear half features a large decked section that surrounds a feature pond and leads to a summer house at the far end. Fenced borders run along both sides, ensuring privacy and a secure outdoor retreat.

## local amenities

The property enjoys an excellent location close to Derby city centre, offering easy access to a wide range of local shops, cafés and restaurants. The nearby Derbion Shopping Centre provides extensive retail and leisure options, while Derby Railway Station offers direct services to London, Birmingham and other major cities. There are also well-regarded schools, local parks including the historic Derby Arboretum, and regular bus routes, making this an ideal spot for both professionals and families.

## fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## services

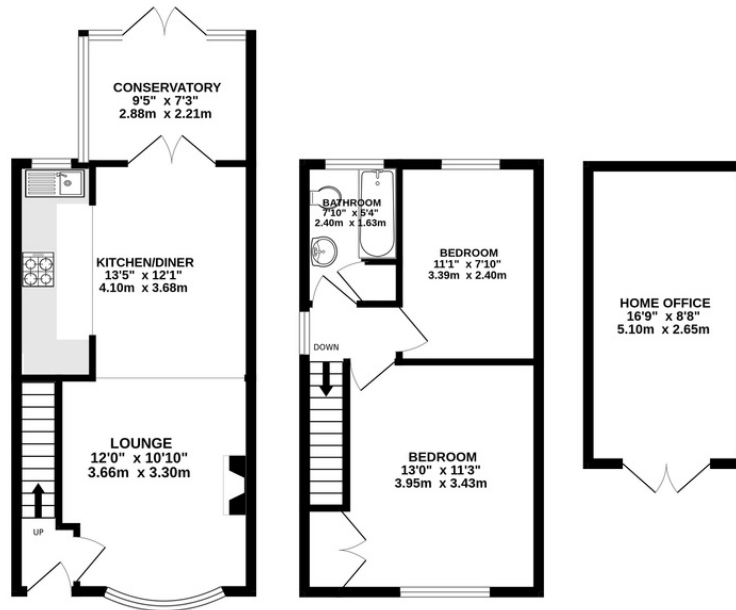
Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired heating. None of the services or appliances have been tested by the agent.





## finer details

Approximate Gross Internal Area: 78.9 sq m / 849 sq ft



**EPC rating:** 64 | D  
**EPC potential:** 79 | C

**Local Authority:** Derby City Council  
**Council Tax Band:** D

**Possession:** Vacant possession upon completion.

**Tenure:** Freehold

**Plans:** The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.