



2 Bed House

46 Park Street, Castleward, Derby DE1 2NA
£1,200 Per Calendar Month



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- A Beautifully Presented Modern Townhouse
- Fully Furnished
- Open Plan Living Space
- Modern Kitchen With Integrated Appliances
- Lounge and Dining Area
- Within Walking Distance Of Derby City
- Two Bedrooms
- Contemporary Bathroom With Three Piece Suite
- Rear Enclosed Garden
- EPC Grade B

A beautifully appointed and fully furnished modern two bedroom end townhouse, occupying this highly convenient and much sought after location within the recently constructed Castleward Development with the Derby Promenade giving access to Derby Railway Station and Derby City Centre which are both just a short walk away

The property offers energy efficient accommodation with 'B' energy efficiency. The accommodation has gas central heating, upvc double glazing and in brief comprises: entrance hallway, spacious open plan living kitchen and cloakroom wc. The first floor landing leads to a spacious master bedroom, double bedroom and beautifully appointed contemporary bathroom.

Outside the property has a delightful enclosed garden to the rear with patio and lawned area.

The property occupies a most convenient and sought after location within walking distance of Derby Railway Station and is located a short walk away from Derby City centre and Pride Park.

Derby City centre offers an excellent range of local amenities including restaurants, bars in the Cathedral Quarter, the intu shopping centre also offers state of the art cinema and a range of major retail outlets and there is a leisure centre on Queens Street.

Available 20th January 2026

EPC Band B

Council Tax Band A

LOCATION

THE ACCOMMODATION

GROUND FLOOR

Open Storm Porch

With timber clad side panel with security light, meter cupboard, panelled door giving access to the entrance hallway.

Entrance Hall

Fitted with a ceramic tiled floor, central heating radiator, smoke alarm, staircase leading to the first floor landing and contemporary door giving access to the spacious open plan living kitchen diner.

Superb Open Plan Living Kitchen/Dining Room

26'8" x 13'11" reducing to 8'4" minimum (8.13m x 4.24m reducing to 2.54m minimum)



Kitchen Area

Fitted with a range of white high gloss fronted units with chrome handles with square edged wood block effect laminated work surface over and laminated splash-back, integrated Zanussi stainless steel electric oven, Zanussi stainless steel four ring hob with stainless steel splash-back and stainless steel extractor canopy over, low level appliance space with plumbing for the Hotpoint automatic washing machine, built-in tall integrated fridge-freezer, quality grey woodgrain finish laminate flooring, PVCu double glazed window to the front elevation, smoke alarm, recessed led down-lighters.



Dining /Living Area

Continuation of the grey woodgrain effect laminate flooring, central heating radiator, TV point, wall mounted heating control, PVCu double glazed window to the side elevation, PVCu double glazed French doors opening onto the rear garden and doorway giving access to downstairs WC. There is an oak dining table with four chairs, leather effect sofa and fabric sofa, oak coffee table and TV stand.



Cloakroom WC

Fitted with a two-piece suite comprising mini wall mounted wash hand basin with chrome mixer tap, concealed system low level WC with chrome button push, ceramic tiled floor, central heating radiator, wall mounted electric fuse box.

FIRST FLOOR

Staircase from the entrance hall leads to:

Landing

With smoke alarm and contemporary doors giving access to both bedrooms and bathroom.

Spacious Master Bedroom

14' x 13' maximum (4.27m x 3.96m maximum)

Fitted with a central heating radiator, large storage cupboard over the stairwell, PVCu double glazed window to the front elevation, The room also includes an oak framed double bed, oak effect double built-in wardrobe, oak effect drawer units and bedside drawer units.



Bedroom Two

14' x 9'7" maximum (4.27m x 2.92m maximum)

Fitted with a central heating radiator, access to loft space, smoke alarm, boiler cupboard housing a wall mounted Ideal condensing boiler and PVCu double glazed window to the rear elevation. This room also includes bed, built-in double mirrored wardrobe, built-in light oak effect bedside drawer units and light oak effect drawer units.



Contemporary Bathroom

6'10" x 6'9" (2.08m x 2.06m)

Fitted with a white three-piece suite comprising a panelled bath with glazed shower screen, wall mounted Mira mains fed shower unit with shower attachment, concealed system low level WC with chrome push button flush, wall mounted ceramic wash hand basin with chrome monobloc mixer tap, partial ceramic tiling to walls, chrome heated towel rail, grey woodgrain effect laminated flooring, shaver point, extractor fan and PVCu double glazed obscure window to the side elevation.



OUTSIDE

Frontage

There is a fore-court garden area with flower beds with decorative wrought iron railings to the boundary. Blue brick pathway leads to the front door.

Enclosed Rear Garden

With paved patio area, area laid to lawn, useful bin storage area, wall boundary to the side with timber gated access to the side of the property.

On Street Permit Controlled Parking

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	