



OVERDALE ROAD, DERBY

PRICE £395,000

5 BEDROOM

2 BATHROOM

3 RECEPTION



WELCOME TO OVERDALE ROAD

IMPRESSIVE FIVE-BEDROOM EDWARDIAN HOME WITH SUBSTANTIAL GARDEN – Dating from the early 1900s, this handsome semi-detached home offers a wonderful blend of period character, generous proportions and carefully considered modern improvements. Retaining many original features, the property has an inviting sense of history, enhanced by high ceilings, ornate fireplaces, traditional tiled details and a beautifully presented interior. Arranged across three floors, the accommodation provides excellent flexibility for modern family life, with three substantial reception spaces, a generous breakfast kitchen and five bedrooms. The principal bedroom is particularly impressive, while the large cellar provides valuable additional storage and further enhances the practicality of the home.

Outside, the exceptional rear garden is a real highlight, extending to a substantial lawn with established borders, patio, summer house and useful outbuildings. With its combination of character, space and versatility, this is a distinctive home offering an appealing lifestyle in a well-established Derby setting.

THE DETAIL

The Detail

A wooden entrance door opens into the charming porch, where ornate wall tiling and original-style Minton flooring immediately establish the character of this Edwardian home. The flooring continues through into the hallway, where high ceilings, an attractive staircase and access to the large cellar add further appeal. The cellar provides an excellent amount of additional storage and could prove particularly useful for family living.

The spacious lounge features a large bay window, allowing natural light to fill the room, while an ornate tiled fireplace with cast metal surround and elegant hearth creates an impressive focal point. The dining room has wooden flooring, a rear-facing window and an open connection into the breakfast kitchen, creating an ideal arrangement for family meals and entertaining.

The modern kitchen has been designed to complement the traditional character, with integrated fridge freezer, double oven, induction hob, extractor, dishwasher, washing machine and sink. There is also side access. To the rear is a further reception room, featuring a matching ornate fireplace and patio doors opening onto the garden.

The first floor provides three bedrooms, including two excellent doubles and a particularly spacious principal bedroom. The principal room features a small bay window, additional window with shutters, and an ornate fireplace. A further double bedroom overlooking the garden also benefits from its own fireplace and decorative hearth.

The beautifully appointed family bathroom, installed in 2022, features a four-piece suite, including a separate shower enclosure with rainfall shower, freestanding bath with traditional-style mixer and handheld attachment, washbasin, WC and heated towel rail. Patterned tiled flooring adds character.

The second floor provides two further bedrooms, including a dual-aspect double with fireplace and a smaller bedroom currently used as an office with fitted shelving. A separate shower room provides a large enclosure, WC and vanity storage, with access through to the attic space.

Outside, the rear garden is a particularly impressive feature of the property, offering a wonderful sense of space and providing an attractive setting for relaxing and entertaining. A paved patio immediately adjoining the house creates an ideal spot for outdoor dining and summer gatherings, while steps lead down to an extensive lawn bordered by beautifully maintained planted borders. To the side of the property, a useful combined outhouse and shed provides excellent additional storage. The garden has a mature, established feel, with colourful planting adding interest and character throughout the seasons. At the bottom of the garden is a charming summer house, offering a peaceful retreat and a versatile space that could be used for hobbies, working from home or simply enjoying the garden. Iron spindle fencing adds to the traditional character, while the carefully maintained landscaping makes this a truly special outdoor space and an exceptional feature of the home.

The property is situated within easy reach of Derby city centre and a wide selection of everyday amenities, while local bus services provide convenient connections around the city. Derby Railway Station offers direct rail connections to a range of major destinations, and the wider road network provides access towards the A38, A50, A52 and M1.

AML Verification

CB+CO





In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO





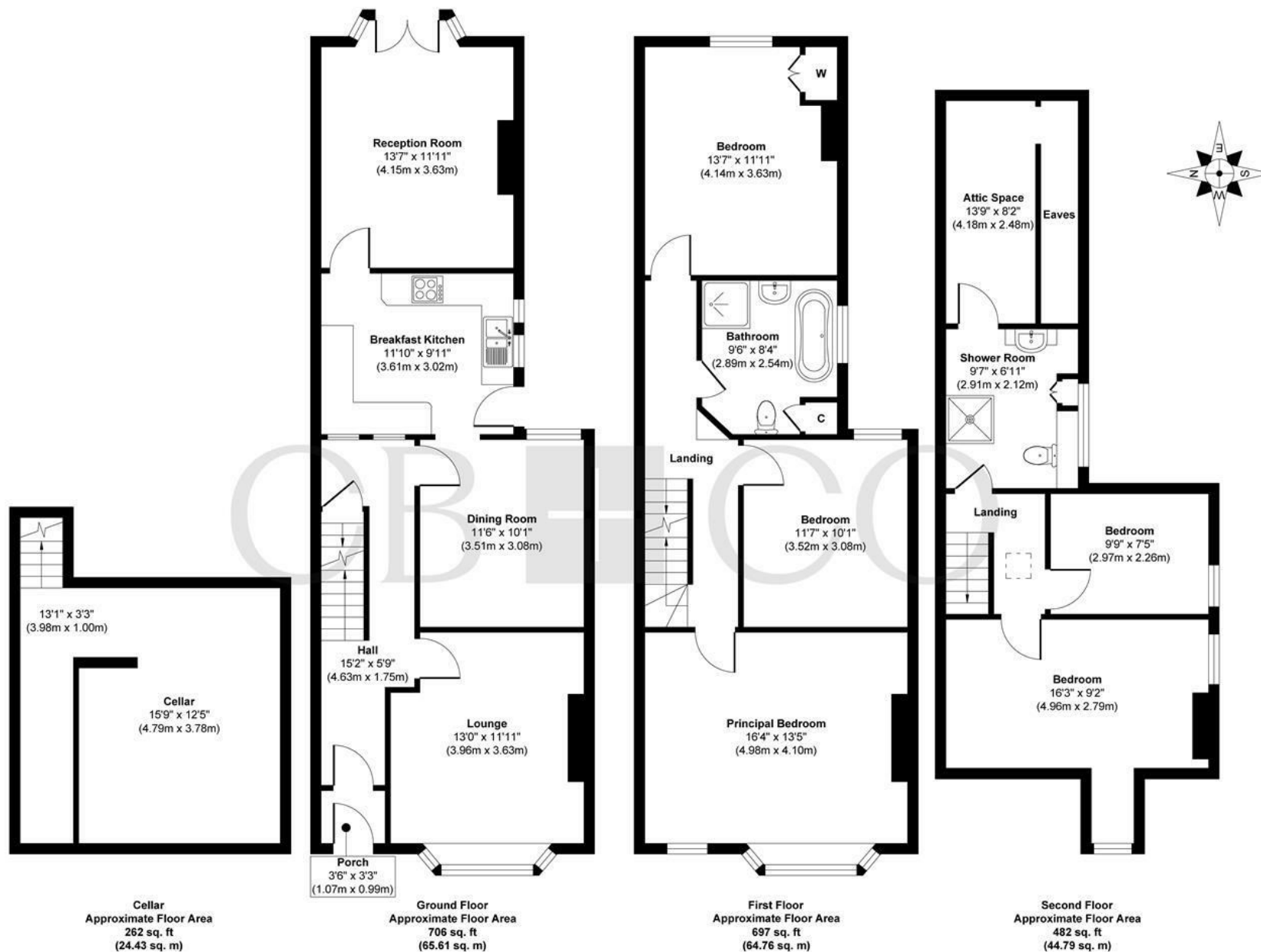








Overdale Road



Approx. Gross Internal Floor Area 2147 sq. ft / 199.59 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

2147.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

C

- Five-Bedroom Edwardian Semi-Detached Home – A Characterful Property Dating From The Early 1900s With Generous Family Accommodation.
- Three Floors Of Accommodation – A Flexible Layout Offering Excellent Space For Growing Families, Guests And Home Working.
- Three Reception Spaces – Generous And Versatile Rooms Providing Separate Areas For Relaxing, Dining And Entertaining.
- Breakfast Kitchen – A Modern Fitted Kitchen Designed To Complement The Traditional Character Of The Property.
- Five Generous Bedrooms – A Well-Balanced Bedroom Arrangement Including Substantial Doubles And A Versatile Office Room.
- Impressive Principal Bedroom – A Particularly Spacious Room With Bay Window, Additional Window, Shutters And Ornate Fireplace.
- Period Character Throughout – Original-Style Minton Flooring, Ornate Fireplaces, High Ceilings And Traditional Detailing.
- Large Rear Garden – A Beautifully Maintained Garden Featuring Extensive Lawn, Established Borders And Patio Areas.
- Summer House And Outbuildings – Useful Additional Outdoor Space With A Combined Outhouse And Shed Plus Summer House.
- Cellar And Attic Space – Valuable Additional Storage Areas Offering Practical Benefits For Family Living.

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
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DE3 9GH

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