

## 37 White Street, Derby, DE22 1HB

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Offers Around £365,000

Freehold

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- Charming Period Residence
- Much Original Character Throughout
- Vestibule, Hall & Useful Basement
- Lounge, Dining Room & Kitchen
- Three First Floor Bedrooms & Bathroom
- Further Double Bedroom & En-Suite Shower Room to Second Floor
- Very Pleasant Private Rear Garden
- Highly Desirable Residential Location
- Close to a Good Range of Amenities
- Close to Excellent Transport Links





## Summary

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This is a characterful, four bedroom, bay fronted, period residence occupying an ever popular location, in the six streets area of Derby off Kedleston Road.

The extensive accommodation, ideal for a family, comprises vestibule, entrance hall with staircase leading down to very useful basement/hobby room, lounge, dining room and good sized fitted kitchen. The first floor landing leads to three bedrooms and a bathroom. The second floor features a principal bedroom suite with landing area, bedroom and en-suite shower room.

To the rear of the property is a private garden which is lawned and features block paved patio/pathway, timber framed pergola and herbaceous borders featuring plants, shrubs and mature trees whilst offering a good degree of privacy.

# F&C

## The Location

The property's location just off Kedleston Road allows for easy access to local amenities including post office, barbers, small shop, cafe, real ale pubs, Markeaton primary school, Markeaton Park, transport links and Derby City centre.

## Accommodation

### Vestibule

3'7" x 3'2" (1.11 x 0.98)

A panelled entrance door with glazed fanlight over provides access to vestibule with further panelled and glazed door to hallway.

### Entrance Hall

13'3" x 5'5" (4.04 x 1.66)

Having a central heating radiator, beautiful tiled floor, decorative coving, dado rail and door giving access to staircase leading to useful basement.



### Lounge

12'2" x 11'2" (3.73 x 3.42)

Featuring an impressive fireplace with decorative surround, hearth and living flame fitted gas fire, central heating radiator, finished wood floor, cove cornice, picture rail and impressive box bay window to front incorporating window seat with hinged lid providing additional storage.



## Dining Room

12'11" x 8'8" (3.96 x 2.66)

Featuring a fireplace with decorative surround, cast iron interior with beautiful tiled slips, central heating radiator, finished wood floor (currently carpeted), cove cornice, picture rail and panelled and glazed French doors to garden.



## Kitchen

16'1" x 9'5" (4.92 x 2.88)

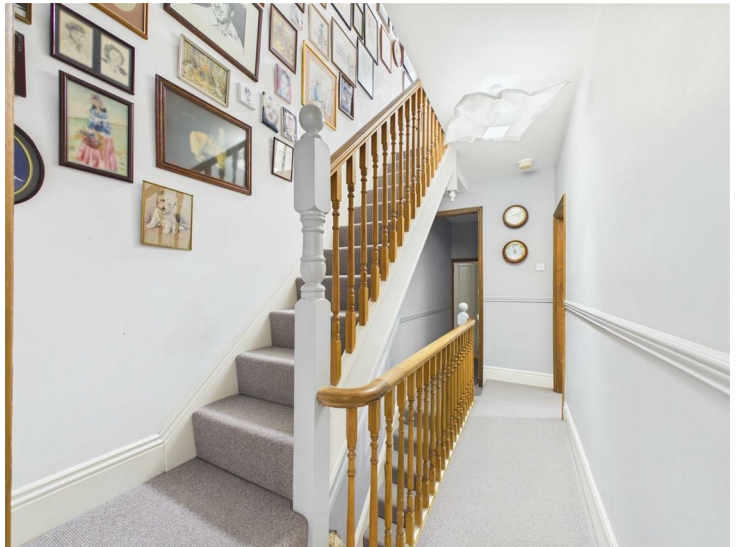
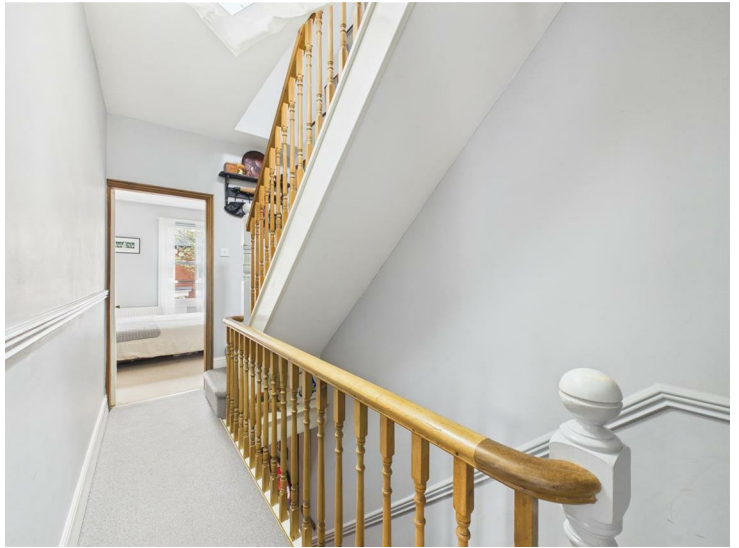
Comprising stylish worktops with matching upstands, inset sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards, five plate gas hob with extractor hood over, built-in double oven, appliance space suitable for fridge freezer, integrated dishwasher, two double glazed sash windows to side and double glazed French doors to garden.



### First Floor Landing

13'1" x 9'3" x 3'0" x 2'9" (4.00 x 2.82 x 0.92 x 0.86)

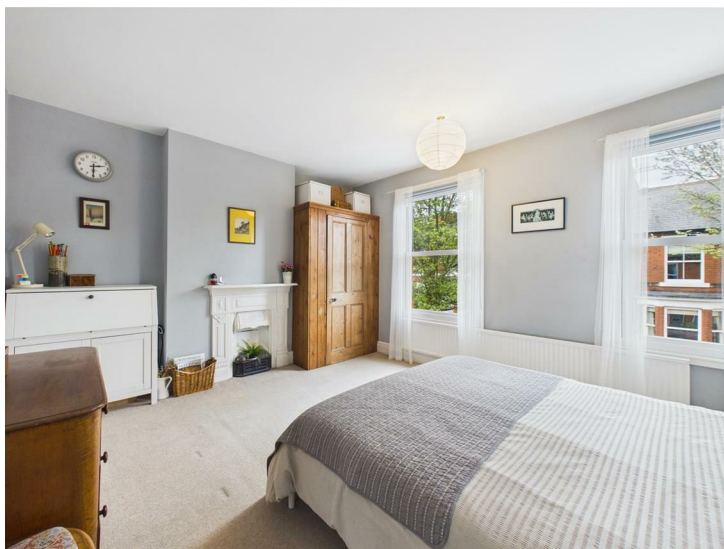
A split-level semi-galleried landing with feature balustrade, dado rail and staircase to second floor.



### Bedroom One

14'8" x 12'2" (4.48 x 3.73)

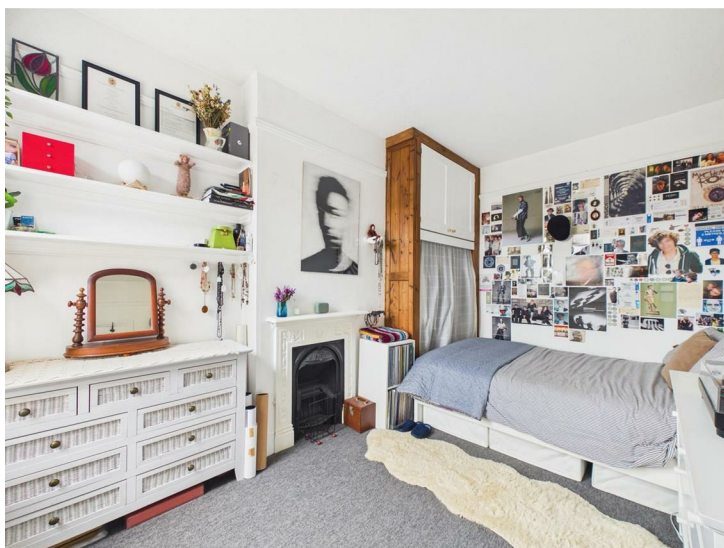
A fantastic sized room with two windows to front, central heating radiator, finished wood floor (currently carpeted) and feature fireplace.



### Bedroom Two

13'0" x 6'11" (3.98 x 2.12)

Having a central heating radiator, feature fireplace, finished wood floor (currently carpeted), storage cupboards and window to rear.



### Bedroom Three

9'4" x 8'5" (2.87 x 2.57)

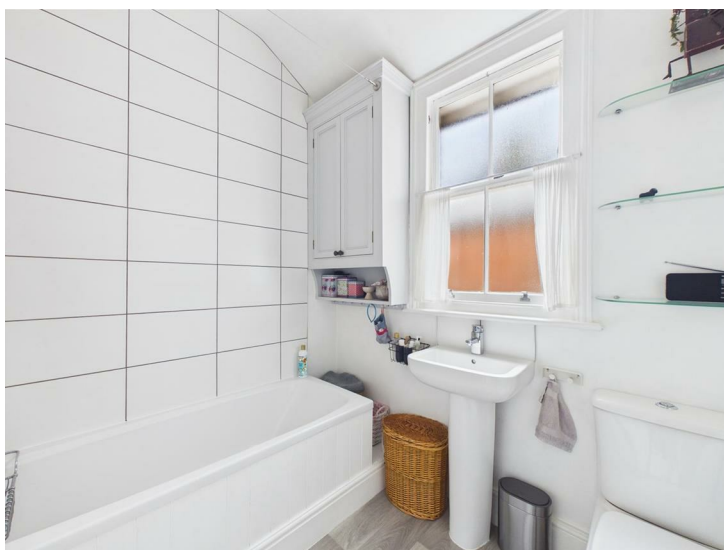
With central heating radiator and window to rear.



### Bathroom

7'4" x 6'6" (2.25 x 1.99)

Well-appointed with a low flush WC, pedestal wash handbasin, bath with shower over, bespoke wooden storage cupboard providing excellent storage, central heating radiator and window to side.



### Second Floor Landing

3'8" x 2'7" (1.12 x 0.79)

With landing area, storage space to eaves and window to rear.

### Inner Landing Area

8'3" x 7'6" (2.52 x 2.31)

Offering useful storage, central heating radiator and window to rear.

### Bedroom Four

13'10" x 13'7" (4.24 x 4.15)

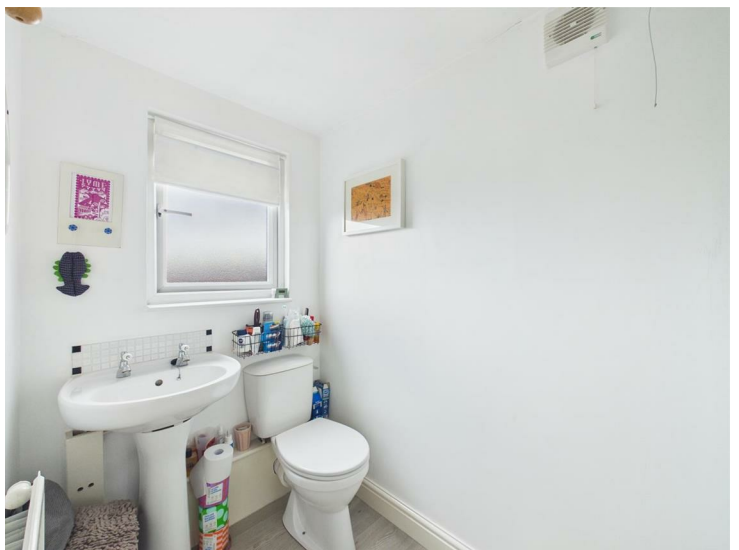
Having a useful storage cupboard, three Velux windows to front elevation and storage space to eaves.



### Shower Room

8'4" x 4'1" (2.55 x 1.25)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle with electric shower, central heating radiator and window to rear.



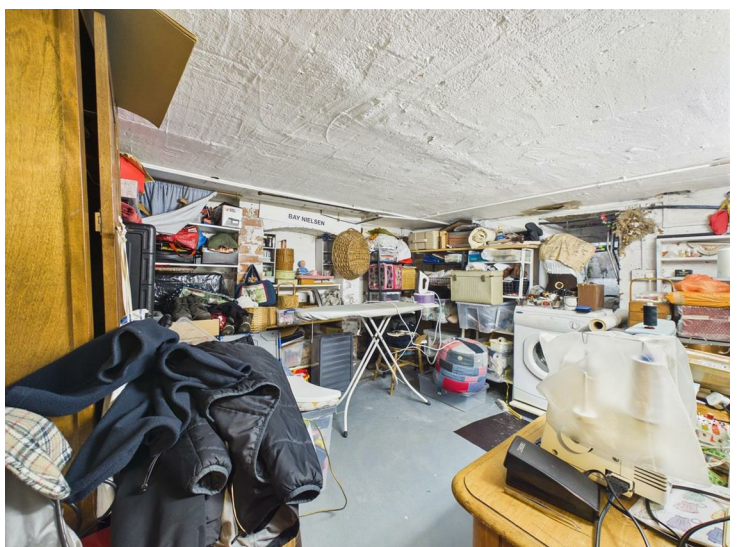
### Basement Hall

15'0" x 3'3" (4.58 x 1.01)

### Basement

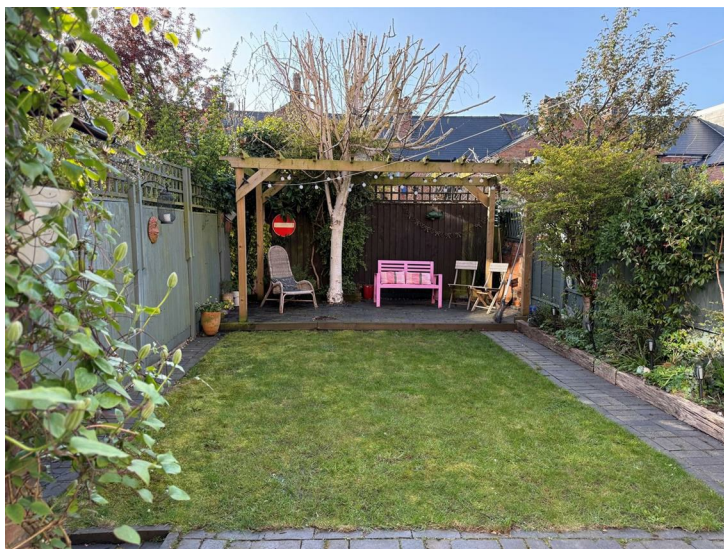
12'2" x 10'4" (3.73 x 3.17)

With radiator and tumble dryer.



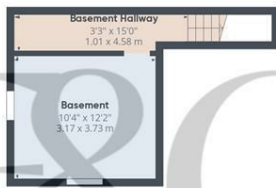
## Outside

To the rear of the property is a fabulous garden with block paved pathway and two patios. One patio sits beneath a timber framed pergola, providing a pleasant outdoor dining area. There is a wood edged border containing plants, shrubs and further mature trees, a useful brick storage outbuilding and a custom built bike store for two bikes or for use as alternative storage space.

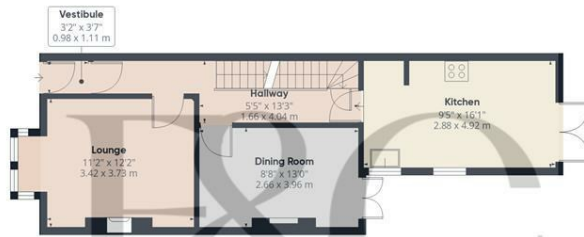


Council Tax Band C





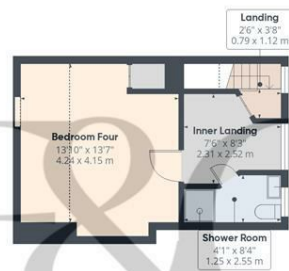
Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area<sup>®</sup>

1368 ft<sup>2</sup>

127 m<sup>2</sup>

Reduced headroom

55 ft<sup>2</sup>

5.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Council Tax Band: C  
Tenure: Freehold



## Energy Efficiency Rating

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