



CEDAR STREET, DERBY

PRICE £250,000

4 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO CEDAR STREET

CHARACTERFUL FOUR-BEDROOM TOWNHOUSE WITH 2024 LOFT CONVERSION – This impressive four-bedroom terraced townhouse offers a superb blend of period character, generous accommodation and thoughtfully improved modern living. Arranged over three floors, the property provides versatile space ideally suited to family life, entertaining and those seeking additional bedroom accommodation.

From the moment you enter, the home reveals a wealth of character, including ornate fireplaces, cornicing, ceiling roses and high ceilings, creating a warm and distinctive atmosphere throughout. The ground floor offers two separate reception rooms, providing flexibility for formal dining, relaxing and everyday family use, while the kitchen enjoys a garden outlook and direct access outside, together with access to a useful cellar.

The first floor provides two substantial double bedrooms and a generously sized four-piece bathroom, whilst the recently completed second-floor loft conversion introduces two further double bedrooms and a contemporary shower room.

Outside, the sizeable rear garden offers a combination of patio, lawn and useful outbuildings, including a WC, creating an excellent setting for outdoor enjoyment.

THE DETAIL

The Detail

The property opens into a welcoming hallway with laminate flooring, providing access to the principal living spaces. The lounge is a characterful reception room featuring a carpeted finish, exposed chimney breast, decorative cornicing and an attractive ceiling rose. The separate dining room provides an excellent setting for family meals and entertaining, with wooden flooring and an impressive open fireplace framed by an ornate surround.

Positioned towards the rear, the kitchen is fitted with an integrated fridge freezer, oven, five-ring gas hob and extractor hood. A window overlooks the garden, while a rear door provides direct access outside. Vinyl flooring adds practicality, with a door also providing access to the cellar, offering useful additional storage space.

The first floor accommodates two generous double bedrooms. The principal bedroom spans the full width of the property and benefits from a carpeted finish and ornate open fireplace. The second bedroom features built-in wardrobes, an ornate fireplace and a rear-facing window. A large four-piece bathroom serves this floor, incorporating a separate shower enclosure, wash basin, WC and heated towel rail.

The 2024 loft conversion adds two further double bedrooms, one overlooking the garden and the other benefiting from skylights and useful eaves storage. A separate shower room features matt black fittings, spotlights, shower enclosure, wash basin and WC. High ceilings and retained character features continue throughout the home.

Outside, the large rear garden includes a paved patio, lawn and gated access, together with a shed and an outhouse housing a working WC. Permit parking is available on the street.

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





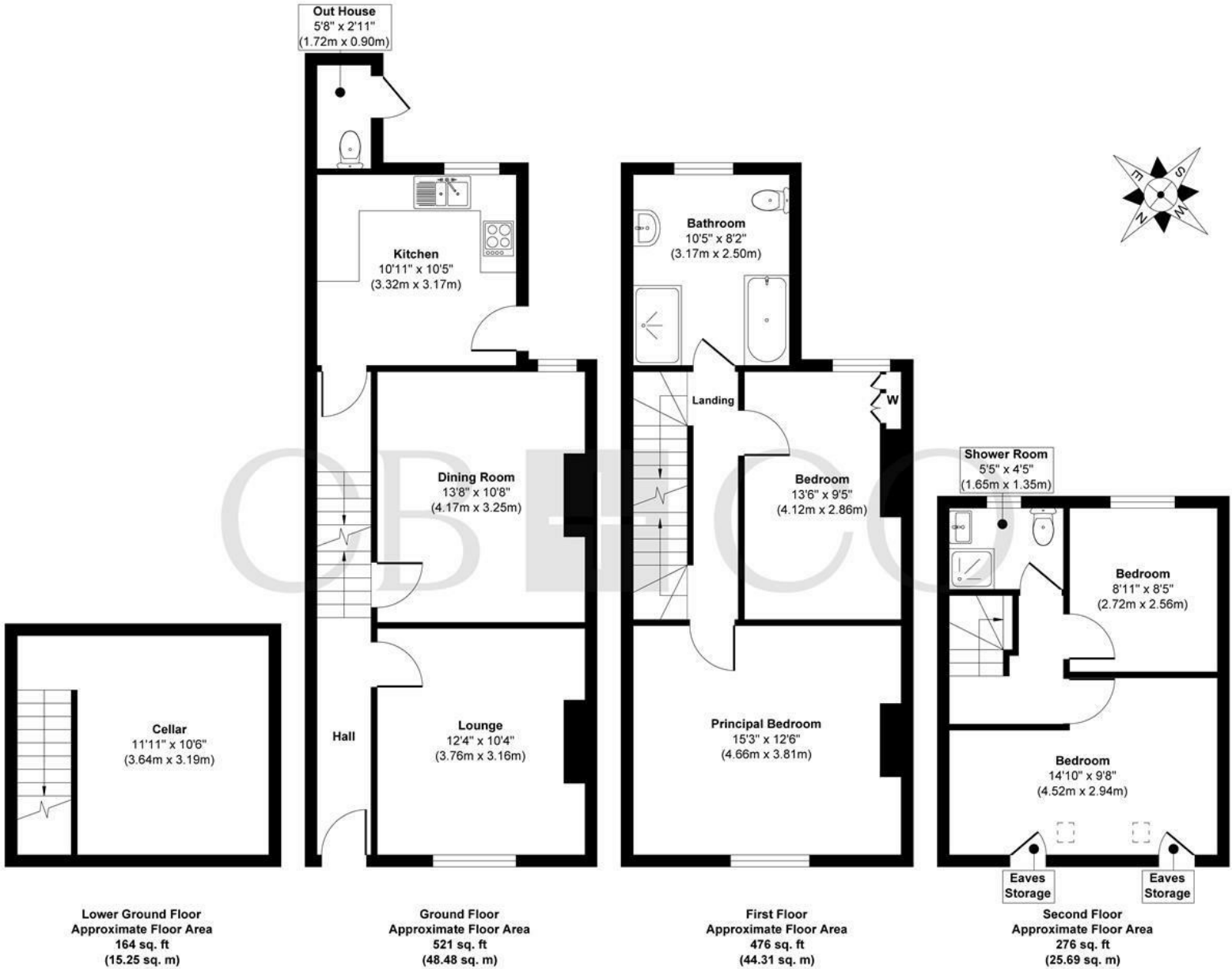








Cedar Street



Approx. Gross Internal Floor Area 1437 sq. ft / 133.73 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1437.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- Four-Bedroom Terraced Townhouse – A Generously Proportioned Four-Bedroom Home Offering Versatile Accommodation Across Three Floors, Ideally Suited To Family Living.
- Character Features Throughout – A Wealth Of Traditional Details Including Ornate Fireplaces, Chimney Breasts, Decorative Cornicing, Ceiling Roses And High Ceilings, Giving The Home A Distinctive Period Feel.
- Loft Conversion Completed In 2024 – A Recently Completed Loft Conversion Introduces Two Further Double Bedrooms And A Separate Shower Room, Significantly Enhancing The Overall Accommodation.
- Two Reception Rooms – Separate Lounge And Dining Rooms Provide Flexible Spaces For Relaxing, Entertaining And Family Dining, With Both Rooms Retaining Attractive Character Details.
- Useful Cellar – Accessed From The Kitchen, The Cellar Provides Valuable Additional Storage And Practical Space Away From The Main Living Accommodation.
- Principal Bedroom Spanning Full Width – An Impressive Double Bedroom Positioned To The Front Of The Property, Offering Excellent Proportions, A Carpeted Finish And An Ornate Open Fireplace.
- Large Four-Piece Family Bathroom – A Generously Sized Bathroom Equipped With A Separate Shower Enclosure, Wash Basin, WC And Heated Towel Rail, Providing Both Functionality And Flexibility.
- Large Private Rear Garden – A Generous Outdoor Space Featuring A Paved Patio, Lawn, Gated Access, Rear Shed And An Outhouse, Offering Plenty Of Scope For Relaxing And Entertaining.
- Useful Outhouse With Working WC – The Rear Garden Benefits From A Separate Outhouse With A Working WC, Providing A Particularly Practical Addition For Garden Use And Outdoor Gatherings.
- Permit Parking – Residents Benefit From Permit Parking, Helping To Restrict Parking To Permitted Vehicles And Reduce Unauthorised Parking.

DARLEY ABBEY MILLS

THE MILLS

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Middle Mill
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MICKLEOVER

THE STUDIO

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