Fletcher & Company

4 Milford Street, Derby, DE1 3EL

Offers Around £385,000

Freehold

- Fine Period Home
- Semi-Detached Residence
- Much Original Character
- Vestibule & Hallway
- Living Room & Dining Kitchen
- Three First Floor Bedrooms, Principal Bedroom with En-Suite, plus Bathroom
- Private Enclosed Rear Garden
- Conservation Area
- Close to Darley Park
- Viewing Essential

Summary

A beautiful, bay fronted, three bedroom, semi-detached, period residence occupying a fabulous location on Milford Street in Strutts Park conservation area.

The property retains much original character throughout and features accommodation comprising vestibule, fabulous spacious hallway with Minton floor and staircase to first floor, lounge with feature fireplace, open plan dining kitchen to rear, spacious semi-galleried landing, principal bedroom with en-suite shower room, two further bedrooms and a bathroom.

To the rear of the property is a very pleasant, private, walled garden with extensive block paved and stone terrace/patio and herbaceous borders containing plants and shrubs. The garden offers a high degree of privacy. There is a side access to the front.

The Location

The property's location is a short distance from Darley Park which offers some fabulous walks, a range of amenities including restaurants and bars at Darley Abbey Mills and a footpath to Derby City centre passing through Derby Cathedral Quarter, which has some charming period architecture, cafes and boutique style shops. The property is also convenient for Pride Park and the train station.

Accommodation

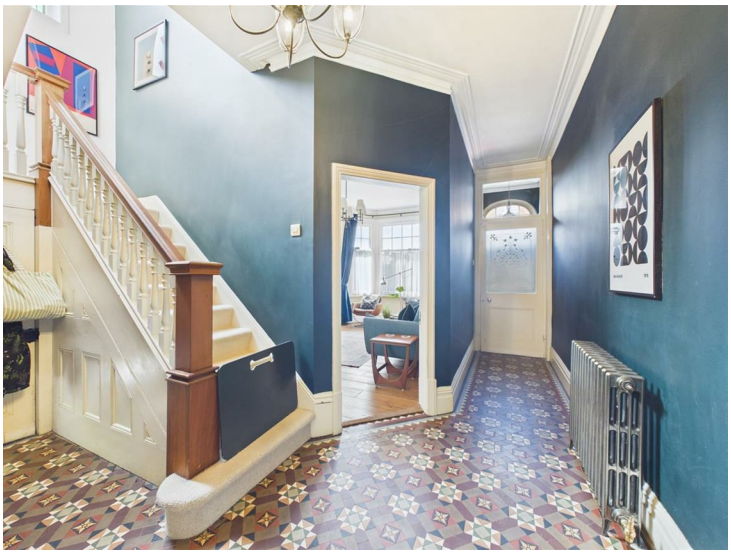
Ground Floor

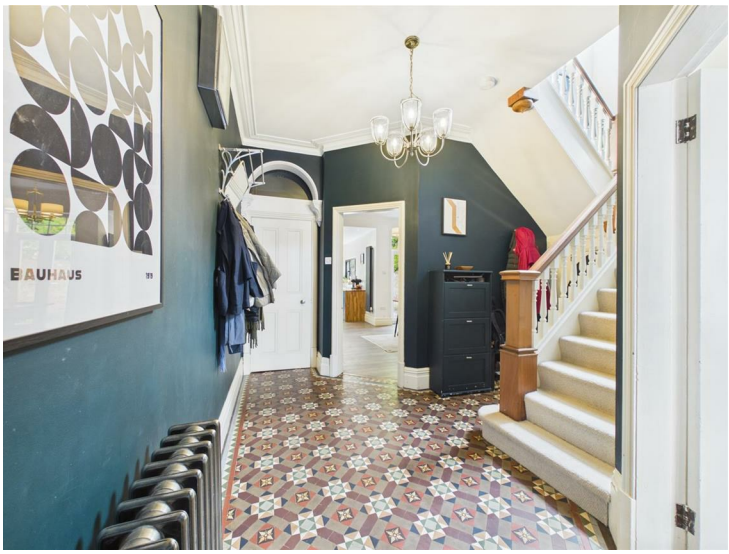
Vestibule

3'6" x 3'3" (1.08 x 1.01)
A panelled entrance door provides access to vestibule with feature Minton floor, cove cornice and panelled and glazed door to fabulous hallway.

Fabulous Hallway

20'3" x 3'9" (6.18 x 1.15)
A true feature of the sale is this particularly wide hallway with staircase to first floor incorporating feature balustrade and understairs storage cupboard, period style central heating radiator, Minton tile floor and cove cornice.





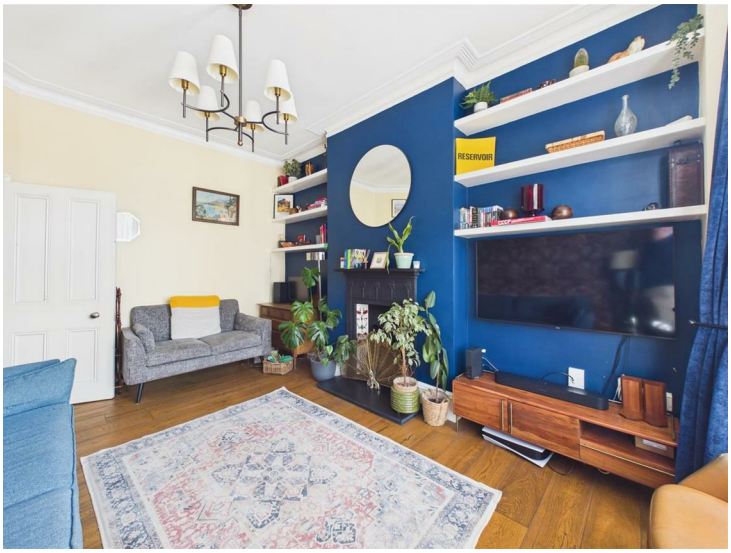
Fitted Guest Cloakroom

4'4" x 3'1" (1.34 x 0.94)
Appointed with low flush WC, wash handbasin, tile splashbacks, chrome towel radiator, spotlight to ceiling and continuation of the MInton tile flooring.

Living Room

16'4" x 11'5" (4.98 x 3.49)

The focal point being a charming cast iron fireplace with feature exposed wooden floorboards, cove cornice and multi-pane cant bay window to front.

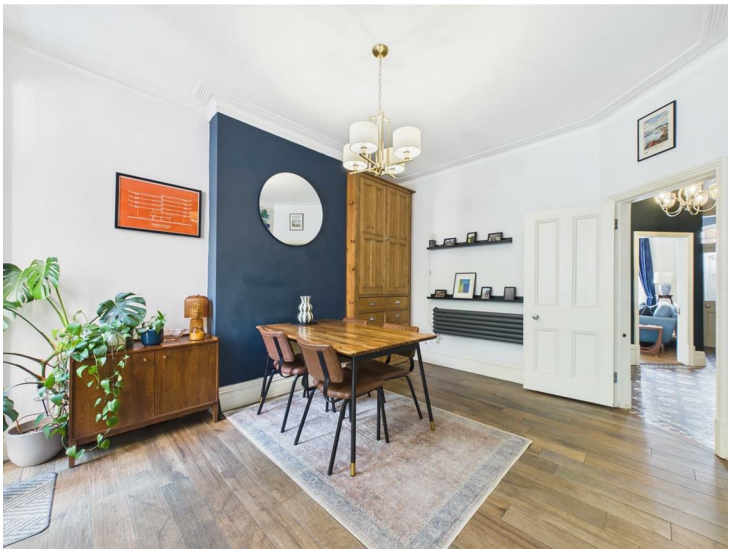


Stunning Open Plan Dining Kitchen

28'4" x 15'1" (8.64 x 4.60)

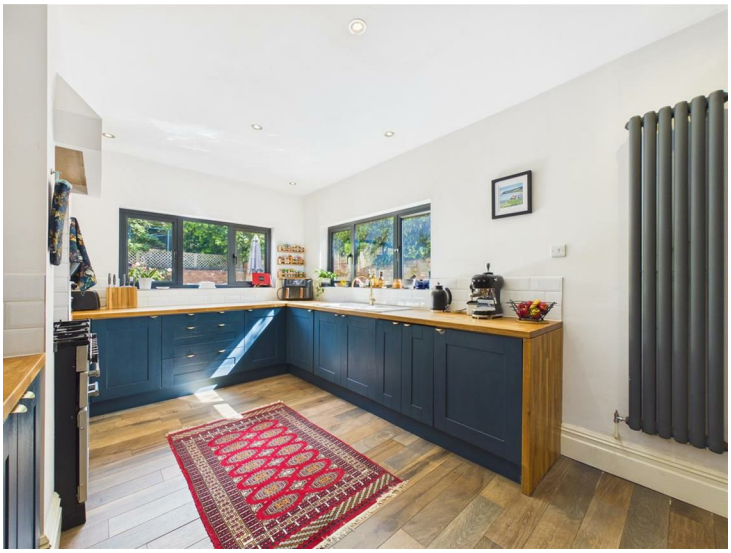
Dining Area

With stylish central heating radiator, fitted storage cupboard to chimney breast recess, useful pantry and double glazed French doors to rear garden.



Kitchen Area

Featuring stylish worktops with tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for freestanding gas range cooker, integrated appliances, recessed ceiling spotlighting, floor to ceiling central heating radiator and windows to side and rear.



First Floor Landing

8'3" x 6'8" (2.54 x 2.04)

A semi-galleried landing with beautiful feature balustrade, central heating radiator, useful storage cupboard and stained glass window to side.

Principal Bedroom

13'11" x 11'5" (4.25 x 3.50)

Having a central heating radiator, feature wood panelled wall and window to front.

Well-Appointed En-Suite Shower Room

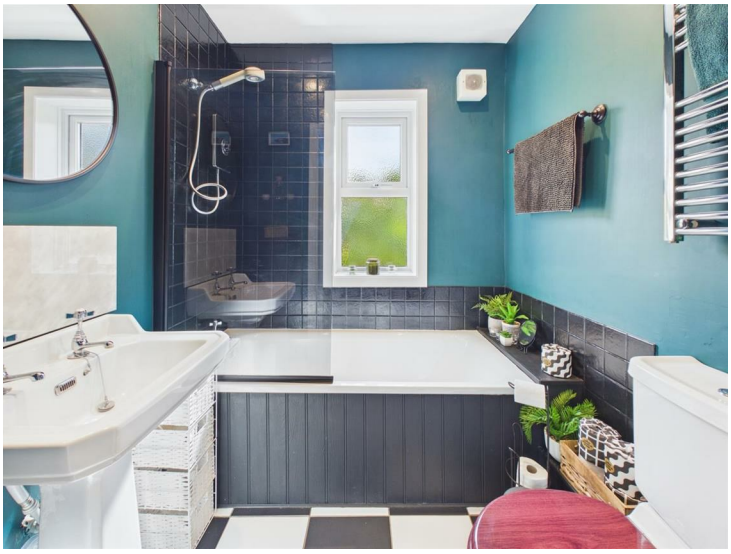
10'9" x 3'4" (3.29 x 1.03)

Fully tiled with a white suite comprising low flush WC, wash handbasin, spacious walk-in shower cubicle, chrome towel radiator and window to front.

Bedroom Two
14'0" x 11'0" (4.27 x 3.36)
With central heating radiator, storage cupboard to chimney breast recess and window to rear.

Bedroom Three
8'9" x 7'4" (2.68 x 2.24)
Having a central heating radiator, fitted cupboard and window to rear.

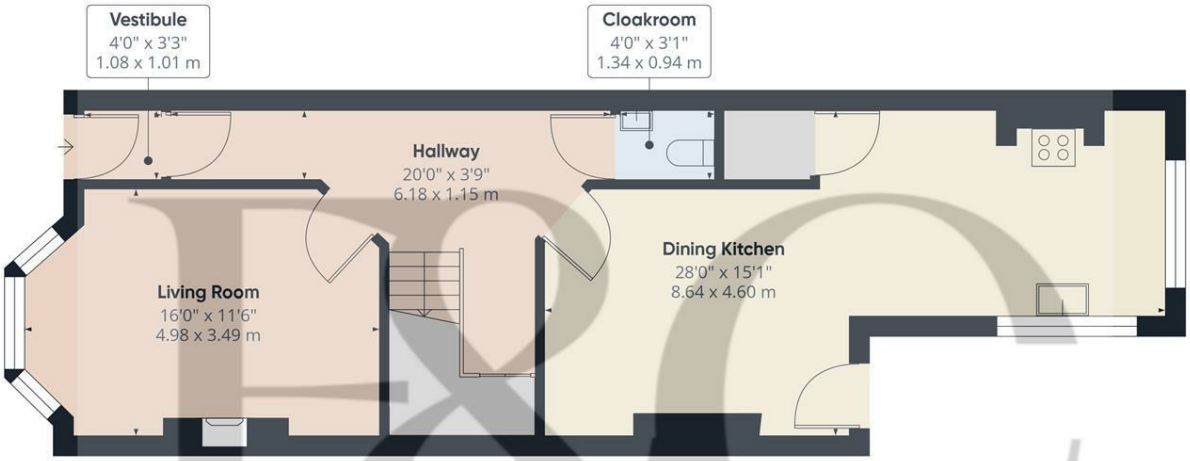
Stylish Bathroom
6'3" x 6'2" (1.91 x 1.89)
Appointed with a white suite comprising low flush WC, pedestal wash handbasin, bath with shower over, chrome towel radiator and window to side.



Outside

To the rear of the property is a fabulous, walled garden offering a high degree of privacy and an extensive low maintenance patio/terrace. There is gated access to the front.

Council Tax Band C



Floor 0

Approximate total area(1)

675 ft²

62.7 m²

(1) Excluding balconies and terraces

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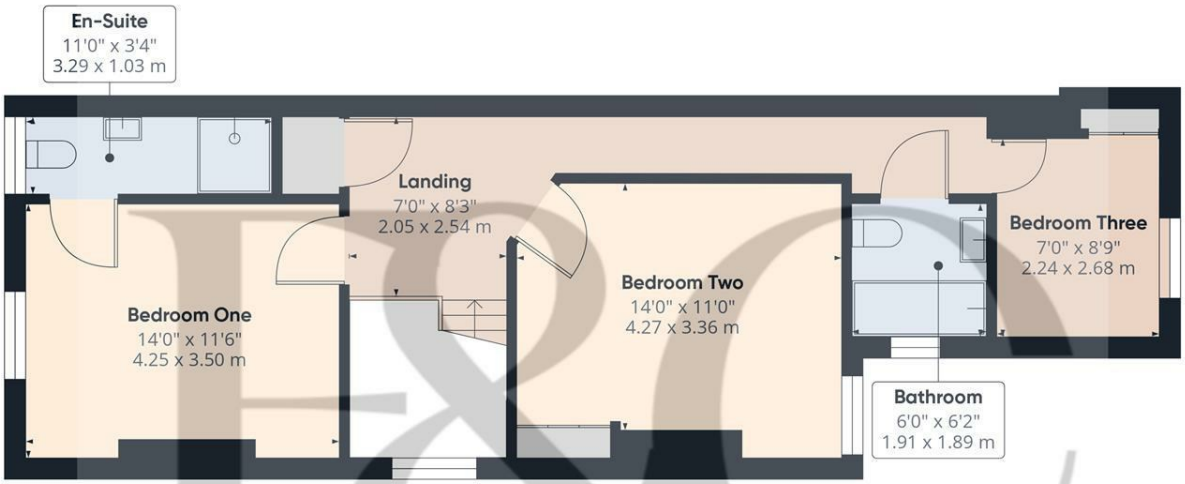

Floor 1

Approximate total area(1)

603 ft²

56 m²

(1) Excluding balconies and terraces

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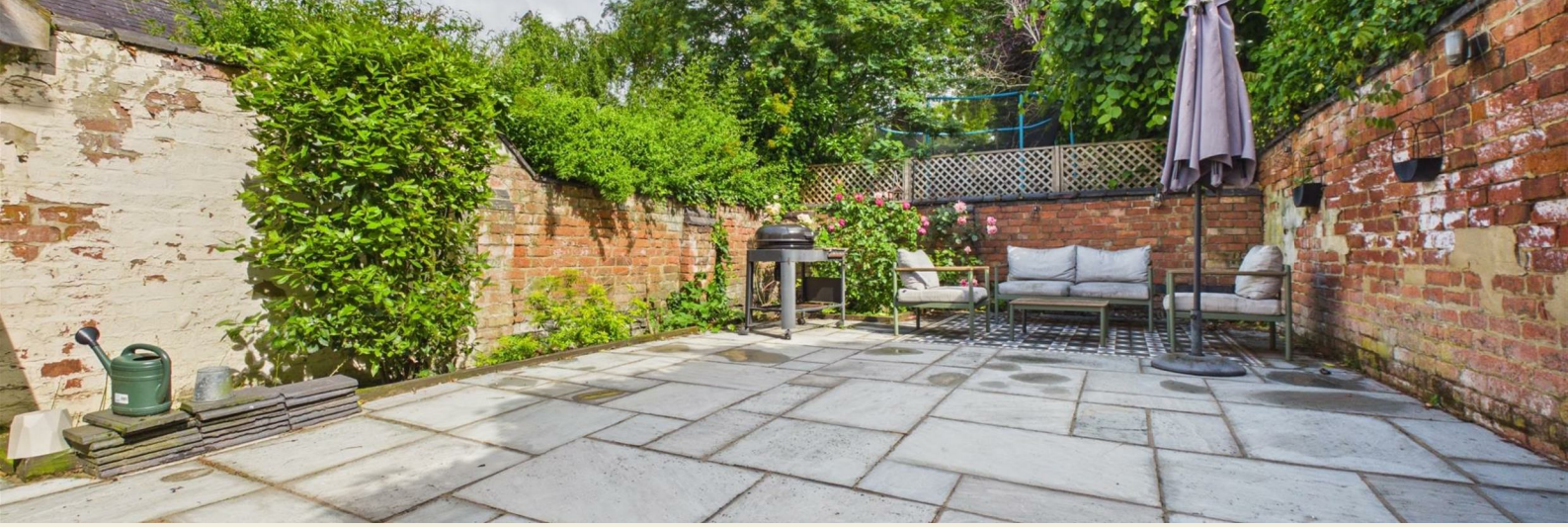

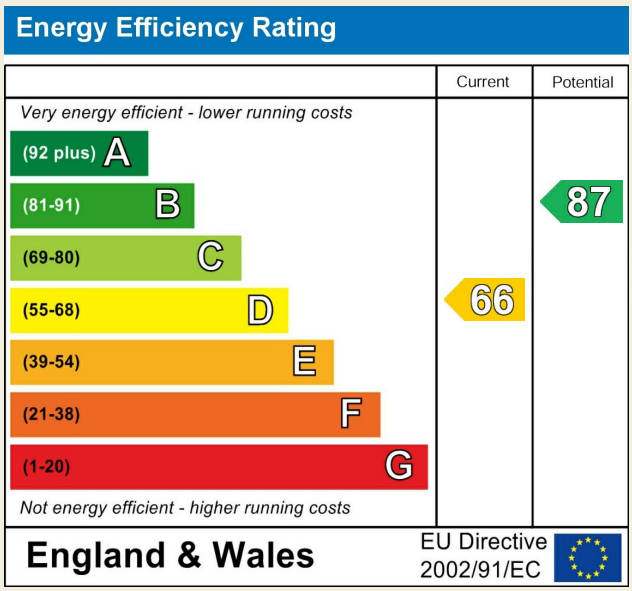

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Council Tax Band: C
Tenure: Freehold