

White Street

Derby, DE22 1HA

John German





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£350,000

This stunning Edwardian terrace home offers a delightful blend of character with modern living, showcasing beautiful period features that add to its charm and appeal. Located off Kedleston Road, in the noted area “Six Streets” area, known for its community spirit and accessibility to local amenities.

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The current owners have invested considerable attention to detail in preserving and restoring many of this elegant homes Edwardian original features, adding complementary modern comforts such as modern central heating, partial underfloor heating and sympathetic uPVC double glazing resulting in a residence that exudes both character and refinement which must be appreciated in person.

Entrance to the house is via a striking Minton-tiled entrance porch which continues through into a spacious hallway with dado rail and original coving. An elegant staircase rises to the first floor and doors lead off to the ground floor living spaces and to the cellar. The cellar provides useful additional storage space and offers excellent potential for conversion into a versatile room, such as a home office, craft room or cinema room, subject to the necessary consents.

The lounge lies to the front of the house with original polished and waxed wood flooring, original coving, ceiling rose and a charming window seat with built-in storage beneath a large, front facing bay window. A handsome gritstone fireplace with a log burning stove forms the focal point of this bright and airy room, professionally fitted and serviced by Robey's Derbyshire, with a built-in cupboard and open shelving on either side.

The dining room sits to the rear of the house with a lovely multi-panel glazed entrance door providing direct access to the garden, original coving and leads directly into the kitchen creating an ideal setting for both family life and entertaining. The dining room and kitchen have separate underfloor heating zones. There is plumbing in place under the dining room floor should a buyer wish to make the hall cupboard into a downstairs WC.

The kitchen has been full refitted with a comprehensive range of shaker style units with deep pan drawers, pull out ladder units and base and eye level units with Corian worktops and hygienic integrated upstands, windowsill, 1.5 bowl sink with Britta filter tap and window above, integrated dishwasher, washer/dryer and Baxi gas boiler, dual fuel range cooker recessed into a wide chimney breast with contrast tiled splashback, extractor, accent lighting and a decorative mantle shelf above.

On the first floor, stairs lead to central landing with dado rail, doors lead off to the bedrooms and bathroom, and a second set of stairs rise to the attic. The main bedroom is a lovely large double room with two front facing windows, this could be split into two smaller rooms if needed. The second bedroom is also a double room with a window to the rear.

Moving along the landing to the family bathroom, which is fitted with a full period style suite comprising low flush WC, vanity washstand with storage and a round wash basin set into a marble top with period style taps and mosaic style splashback, claw foot roll top bath with telephone style hair shower and mixer tap, and a separate fully tiled shower enclosure. A large opaque glazed window provides plenty of natural light but the standout feature of this lovely room is the patterned cast-iron period style radiator which is pure plumbing jewellery.

Completing the accommodation on this floor is a very useful second WC, ideal for those nights where you're enjoying a long luxurious soak in that fabulous bath.

On the second floor is a large attic bedroom with exposed beams, skylights and eaves storage. This is superb bonus space having been used for any number of purposes over the years - what would you use it for?

Outside, the property is set back from the road behind a low walled frontage, whilst to the rear is a fully enclosed rear garden with good privacy, block paved for easy maintenance with raised planters and gated access to the rear. The garage is also located to the rear and provides great storage/workshop or motorbike storage with power and lighting connected and side and rear courtesy doors.

There is parking available to the front and rear of the property, with a public car charging unit at the bottom of both White Street and neighbouring Statham Street.

The Six Streets community group is a not-for-profit organisation of like-minded people who arrange yearly advent window displays, carol singers, arts trails and yard sales. There are an abundance of local amenities, including The Creeky Floorboard pub, Point Six café, pharmacy and tasty fish and chips. The local primary school is excellent and Markeaton and Darley parks are both within short walking distance. The city centre with its theatre, Quad cinema and art galleries is a 15 minute walk away. It's a great place to bring up children with such a friendly community and everything on your doorstep.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01102026

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Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

136.2 m²
1468 ft²

Reduced headroom

1.1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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



Ground Floor Building 2



Agents' Notes

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