



5 Bed House - Detached

Coney Grey South Drive
Derby
DE1 3ET

£4,500 Per Calendar Month

Fletcher
& Company

Coney Grey South Drive Derby DE1 3ET



- Coney Grey Is A Executive Five Bedroom Detached Property That Sits On A Substantial Plot
- Extended & Renovated To The Highest Standard Throughout With Professionally Landscaped Gardens
- Detached Garage & Detached Home Office/ Gym/ Sunroom
- Two Principle Bedrooms, Each With Dressing Rooms & En-Suites
- Five Double Bedrooms
- Utility/ Bootroom With W/C - Showerroom On The Groundfloor
- An Ultra Flexible Property With Grand Offerings
- Offered Furnished/ Part Or Unfurnished
- Available Long Term
- Viewing Is Firmly Advised To Appreciate The Quality On Offer

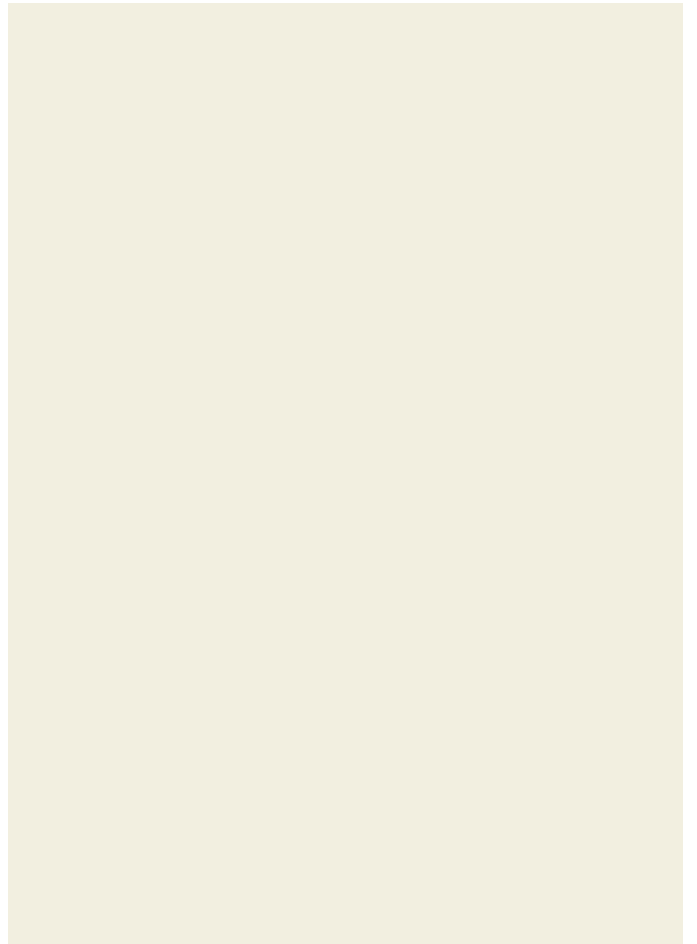
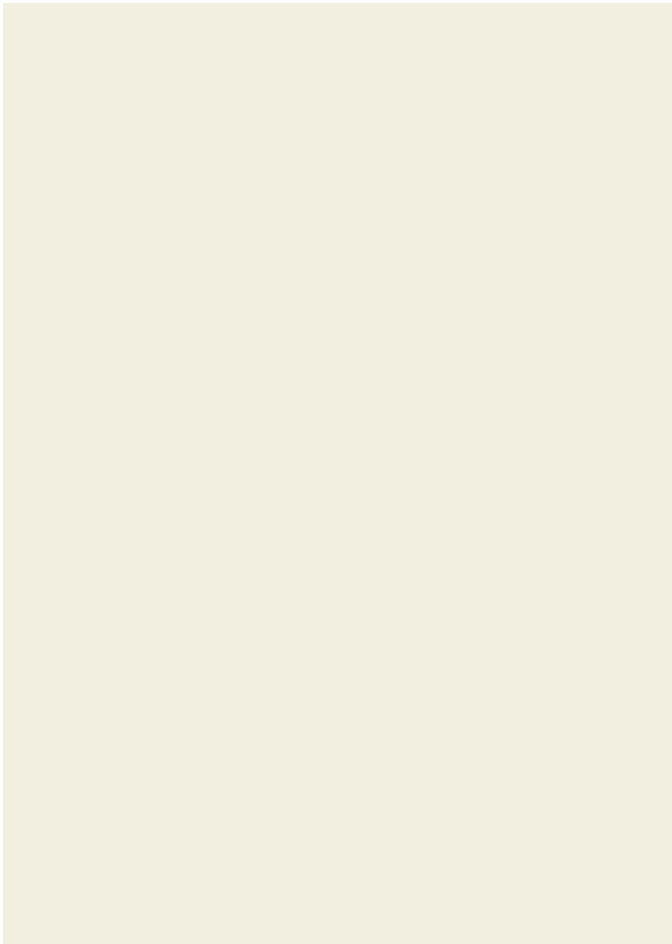
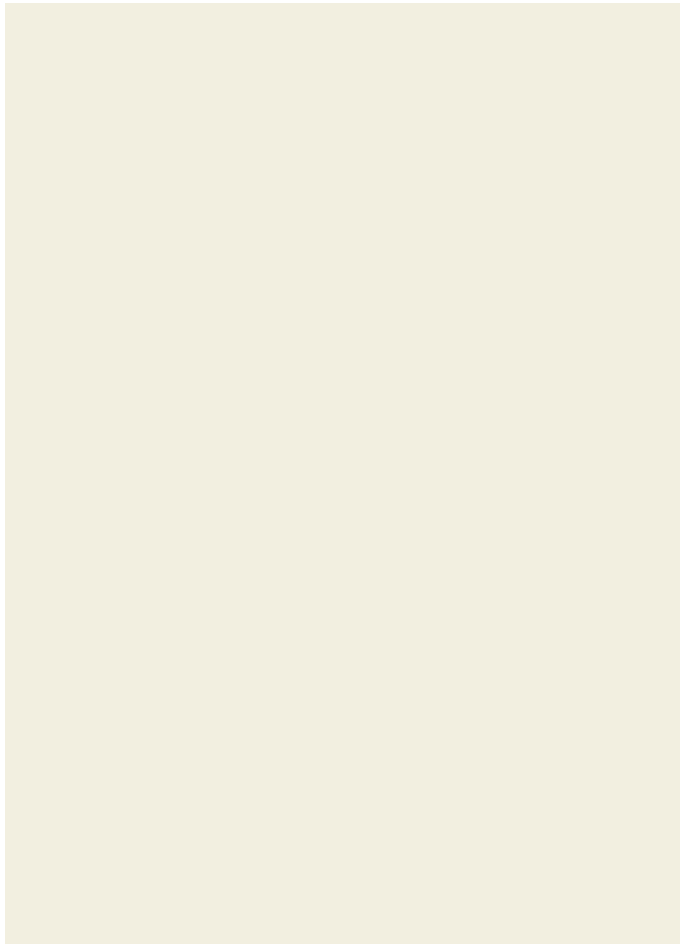
EXECUTIVE PROPERTY IN A RARE POSITION - TWO PRINCIPAL SUITES, EACH WITH DRESSING AREA AND EN-SUITE - LOVINGLY & SKILFULLY MODERNISED TO A HIGH STANDARD WITH NO EXPENSE SPARED - Coney Grey is a charming detached period residence of much character and is situated in the Strutts Park conservation area, one of Derby's most sought after and exclusive locations within the city boundaries. It backs directly onto Darley Park, a World Heritage Site and the site of an old Roman fort.

The property is understood to have been built in 1921 and is of an exceptionally attractive appearance constructed of cream painted roughcast rendered brickwork beneath a roof of tile with the principal elevation enhanced by two gables and leaded stained glass windows to the first floor and entrance door. The elevations are further enhanced by an oriel bay window, cant bay and square bays. The side elevation has an original loggia with beautiful wisteria.

Coney Grey sits within a substantial plot and has been thoughtfully renovated throughout with all areas carefully modernised and upgraded. The property is immaculately presented and ready to move into. Boasting five double bedrooms, two are principle bedrooms with dressing areas and grand en-suites, an outstanding four-piece family bathroom with his and hers sinks, three reception areas, utility/boot room with shower room, exquisite kitchen diner with seating area, living room with a substantial office and a formal seating area, additional reception room (currently a large playroom)

The property is set in delightful mature grounds which must be seen to be appreciated enjoying a high degree of privacy with the principal areas facing south and west with lawns, mature trees, well stocked herbaceous borders and beds and terraces ideal for al fresco dining. A gravelled driveway provides

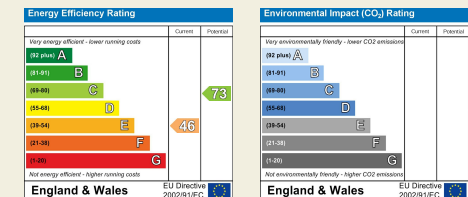




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Approximate total area^m

3264 ft²

303.3 m²

Reduced headroom

16 ft²

1.5 m²

(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.

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