

Kingston Street

Derby, DE1 3EZ

John 
German





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Offers Over £350,000

Handsome Victorian home featuring ornate architectural details and beautifully proportioned rooms perfect for a large family. The property backs on to Darley Park and is located in the prestigious Strutts Park area of Derby surrounded by spectacular period homes.

Built in 1885 this stunning property is ideal for those who appreciate both timeless design and contemporary comfort, one of its most outstanding features is its excellent location, within walking distance of Derby city centre and its historic Cathedral Quarter which offers a range of charming independent shops, restaurants and bars. Derby train station is also walkable providing direct links to London St Pancras. There is easy access to major roads such as the A38, A6, A52, and the M1 which lead across the country and to The Peak District which is also within easy reach.

Let us walk you through this lovely home, starting at the front door which sits beneath a crescent window with a decorative arch above which opens into an entrance porch with a coved ceiling and a second part glazed entrance door with stained glass.

The entrance hall also features coving, a decorative arch and polished floorboards. Doors lead off to the ground floor living spaces and cellar, stairs with a decorative turned spindle balustrade rise to the first floor.

The front sitting room has a lovely bay with stone mullions, sash windows and a lovely view of the street, coved ceiling and a stunning fireplace which forms the focal point of the room with a handsome marble surround, cast-iron fire grate and a tiled inset.

The second sitting room has French doors opening onto the rear garden and an exposed brick chimney breast with a cast-iron log burner, coved ceiling and picture rails.

The kitchen is the heart of every home having been extended to allow space for a family dining table as well as soft furnishings. There is still the original butler's pantry cupboard, and the Kitchen area is fitted with an extensive range of base and eye level units, roll edge worksurfaces, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in oven and gas hob with extractor hood over leaving spaces for additional appliances. The room is filled with natural light from double aspect windows with a door leading out onto the rear garden.

Moving back through into the hallway access to the cellar is located under the stairs and provides great storage.

On the first floor stairs lead to a split-level landing with storage. The family bathroom is located on the lower level fitted with a panelled bath, low flush WC and pedestal washbasin. There is also a very useful second WC next door fitted with a hand washbasin.

There are three double bedrooms on the upper level as well as access to the top floor bedroom four which is a lovely large double room with a dormer window.

Outside the property is set back from the road in a slightly elevated position with a walled front garden and stone steps leading to the front door. Gated shared access to the side of the house leads to an enclosed walled rear garden laid out over two levels with a lower block paved area with a brick outhouse and steps leading to a raised garden being mainly laid to lawn.

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 parking **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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

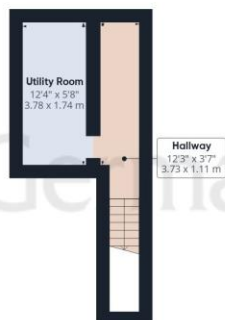
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA16122025

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Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1477 ft²

137.2 m²

Reduced headroom

6 ft²

0.5 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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Agents' Notes

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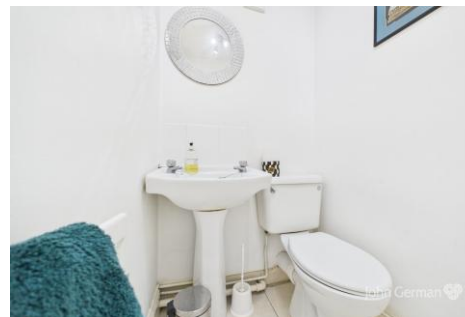
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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