



## 4 Bed House

19 White Street, Derby DE22 1HB  
Offers Over £399,950 Freehold



Fletcher  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Superior Victorian Home of Style & Character - 1, 890 sq. ft
- Vestibule & Hallway with Original Minton Tiles
- Sitting Room with Bay Window
- Stunning Living Kitchen/Dining/Family Room
- Utility & Cloakroom
- Attractive Basement - Cinema/Studio
- Four Bedrooms & Two Bathrooms
- Landscaped Gardens
- Beautifully Improved Extended Spacious Four Storey Accommodation
- Located off Kedleston Road - No Chain Involved

MAJESTIC VILLA HOUSE - Located on White Street in the heart of Six Streets, Derby, this superior four bedroom Victorian home exudes style and character, offering an impressive 1,890 square feet of beautifully improved and extended living space.

The highlight of this residence is undoubtedly the stunning living kitchen/dining/family room and the wonderful basement made up as a cinema room and studio.

Situated conveniently off Kedleston Road, this home benefits from easy access to local amenities, Darley/Markeaton parks and transport links, making it a practical choice for families and professionals alike.

In summary, this exceptional Victorian home on White Street is a rare find, offering a perfect combination of space, style, and location.

#### The Location

White Street is a much sought after and well regarded location in the Kedleston Road area of Derby. The property is located just a short walk from local parks including Markeaton Park and the beautiful Darley Park. The property is also located within easy access of local shops and amenities in Allestree at Park Farm Centre and also within easy access of Derby City Centre with its wealth of bars, restaurants, shops and the Derbion Shopping Centre. The house is within easy reach of Derby University main site at Kedleston Road. There are excellent transport links nearby with Derby's inner ring road providing access to the A52 and A38 which link to the M1 motorway and A50 which in turn provides swift onward travel to other regional centres including Nottingham, Stoke, Burton upon Trent and East Midlands International Airport.

#### Accommodation

##### Ground Floor

### Vestibule

3'2" x 2'10" (0.99 x 0.88)

With panelled entrance door with window over, deep skirting boards and architraves, high ceiling, coving to ceiling, dado rail, original Minton tile flooring and internal half glazed door giving access to hallway.

### Hallway

6'3" x 2'6" (1.91 x 0.77)

With matching original Minton tile flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, period open archway, radiator and staircase leading to first floor with handrail.



### Sitting Room

12'1" x 11'8" (3.69 x 3.56)

With chimney breast incorporating character period style fireplace with raised hearth, attractive fitted bespoke shelving with base cupboard either side of chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, column style radiator, bay window incorporating three double glazed windows and half fitted plantation shutters, internal glazed bi folding doors opening onto stunning living kitchen/dining room/family room and internal panelled door.



### Living Kitchen/Dining/Family Room

31'4" x 14'10" (9.57 x 4.53)



### Family Area

With chimney breast incorporating log burning stove with inset oak lintel and raised slate hearth, attractive bespoke fitted storage cupboards to either side of chimney breast, underfloor heating, feature wallpaper wall, deep skirting boards and architraves, high ceiling, coving to ceiling, open square archway leading into kitchen/dining areas and internal glazed bi folding doors giving access to sitting room.



### Dining Area

With underfloor heating, deep skirting boards and architraves, high ceiling, side access door, double glazed door giving access to garden, open space leading to kitchen and family areas and six double glazed Velux style windows.



### Kitchen Area

With central fitted kitchen island incorporating drawers and one and a half sink unit with matching quartz worktops, integrated dishwasher, built-in wine cooler, a further range of storage cupboards again with matching worktops, range style cooker, high ceiling, spotlights to ceiling, concealed worktop lights, chimney breast incorporating cooker space area, feature corner pantry cupboard with curved shelving, fridge/freezer space, bespoke fitted shelving, column style radiator, underfloor heating and open space leading to dining and family areas.



### Utility Room

5'7" x 4'3" (1.71 x 1.30)

With single stainless steel sink unit with mixer tap, a further range of storage cupboards, concealed central heating boiler, matching worktops, plumbing for automatic washing machine, spotlights to ceiling, deep skirting boards and architraves, high ceiling, double glazed window overlooking rear garden and half glazed internal door.



### Cloakroom

5'3" x 2'11" (1.61 x 0.89)

With low level WC, fitted wash basin, radiator, feature tile wall, double glazed window to rear and internal panelled door.



### Basement

With steps leading down to lower level accommodation, tile flooring and spotlights to ceiling.

### Cinema/Studio

23'6" x 9'10" (7.17 x 3.00)



### Cinema Area

With tile flooring, spotlights to ceiling, extractor fan, inset skirting board lighting, bespoke built-in cupboards, wine rack, column style radiator, display TV alcove with further CD disc display shelving and open space leading to studio area.

### Studio Area

With matching tile flooring, spotlights to ceiling, column style radiator, double glazed window/door giving access to fire escape, double sub pump (electric), fitted worktop with matching base cupboards, two built-in display illuminated cabinets with glass shelving, a further book shelf display, spotlights to ceiling, smoke alarm, internal panelled door and wide square archway leading to cinema area.

### Bike Store

7'5" x 3'0" (2.27 x 0.92)

With tile flooring.

### First Floor Landing

12'0" x 7'6" x 5'8" x 2'6" (3.67 x 2.30 x 1.74 x 0.78)

With deep skirting boards and architraves, high ceiling, radiator, spotlights to ceiling, smoke alarm, staircase with attractive balustrade leading to second floor, understairs storage cupboard and access to roof space providing storage with loft ladder and boards for storage.



## Bedroom One

16'7" x 12'0" (5.08 x 3.68)

With chimney breast incorporating cast iron period style fireplace with raised hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, column style radiator, two attractive fitted double wardrobes with cupboards above either side of chimney breast, two double glazed windows to front and internal panelled door.



## Bedroom Two

17'9" x 9'9" (5.42 x 2.99)

With chimney breast incorporating display period style character fireplace, deep skirting boards and architraves, high ceiling, coving to ceiling, column style radiator double glazed window to rear and internal panelled door.



### Bedroom Three

12'1" x 8'6" (3.69 x 2.61)

With column style radiator, chimney breast, deep skirting boards and architraves, high ceiling, built-in original cupboard, double glazed window to rear and internal panelled door.



### Family Bathroom

9'7" x 6'3" (2.94 x 1.93)

With bath with chrome fittings including chrome hand shower attachment and rainfall shower head over including shower screen door, fitted washbasin with chrome fittings with fitted base cupboard underneath, concealed worktop lights, low level WC, attractive tiled walls, tile flooring, electric underfloor heating, heated towel rail/radiator, high ceiling, spotlights to ceiling, extractor fan, double glazed window to side and internal panelled door with chrome fittings.



### Second Floor Landing

8'3" x 3'1" (2.54 x 0.96)

With column style radiator, double glazed window to rear, spotlights to ceiling, continuation of the balustrade and skylight window.

### Bedroom Four

18'6" x 12'0" (5.66 x 3.68)

With spotlights to ceiling, column style radiator, three double glazed Velux style windows to front with fitted blinds and internal panelled door.



### Shower/Wet Room

8'5" x 8'0" (2.57 x 2.45)

With walk-in shower with rainfall shower head, tile splashbacks, tile flooring with electric underfloor heating, fitted wash basin with fitted base cupboard underneath, low level WC, heated tower rail/radiator, spotlights to ceiling, extractor fan, double glazed window to rear and internal panelled door.



### Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with Indian stone paving, brick retaining wall and black painted hand gate.

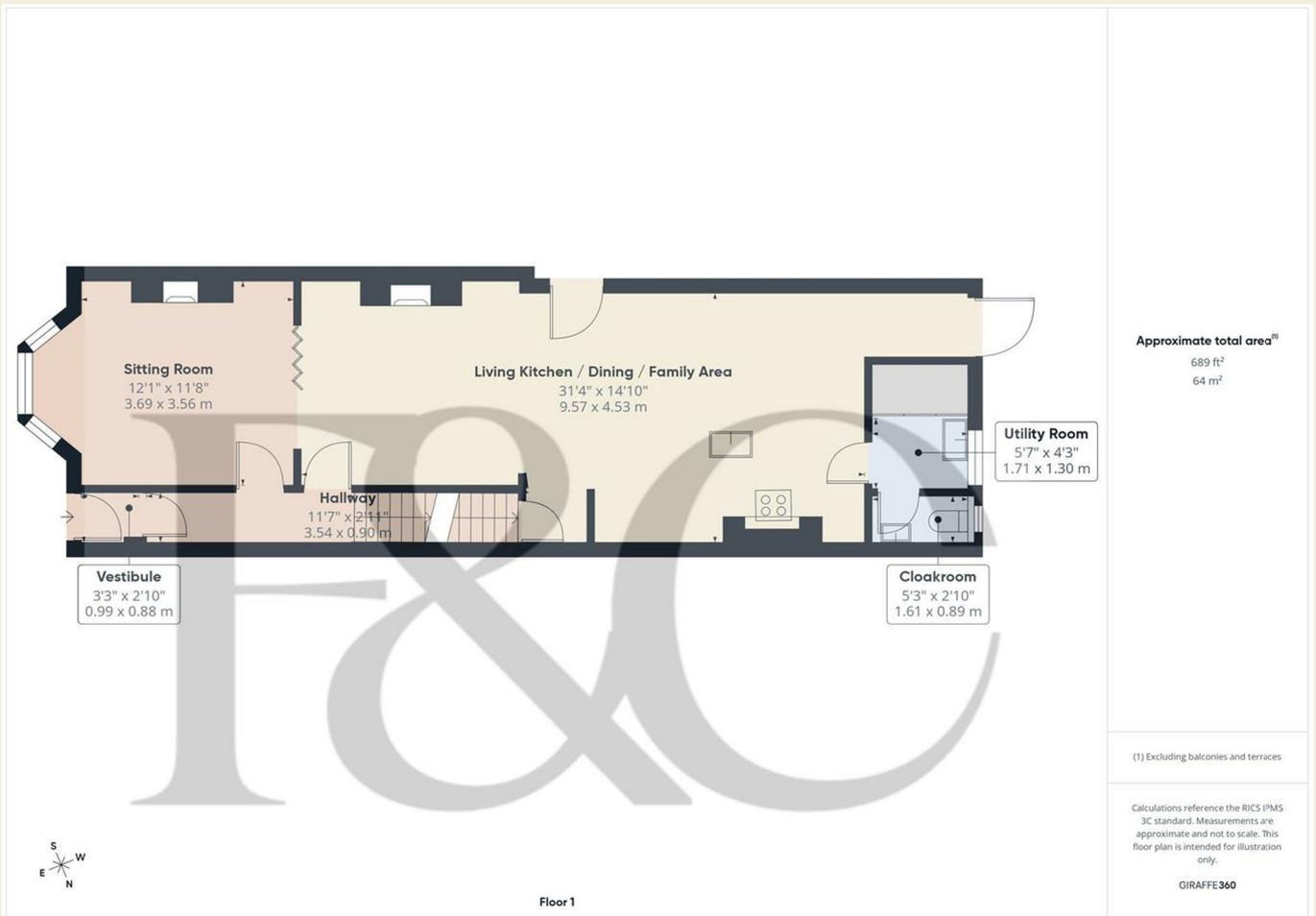


## Rear Garden

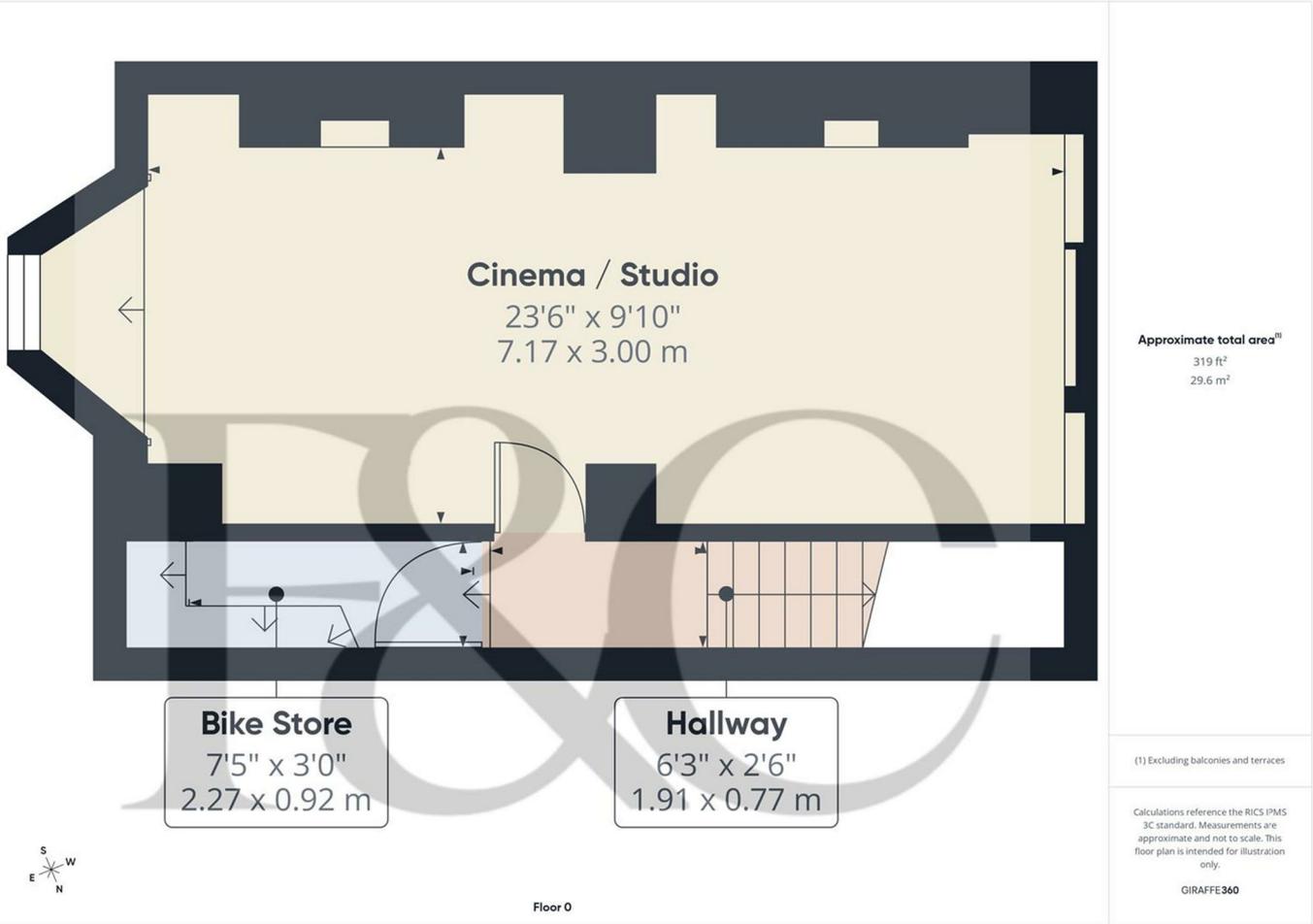
To the rear of the property is a warm, westerly facing, manageable, landscaped, enclosed garden. The garden is neatly presented with shaped lawns, Indian stone patio, raised beds with sleepers, trellising, brick retaining walls and corner pergola.



Council Tax Band - C  
Derby City



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**Approximate total area<sup>(1)</sup>**  
 582 ft<sup>2</sup>  
 54.1 m<sup>2</sup>

(1) Excluding balconies and terraces

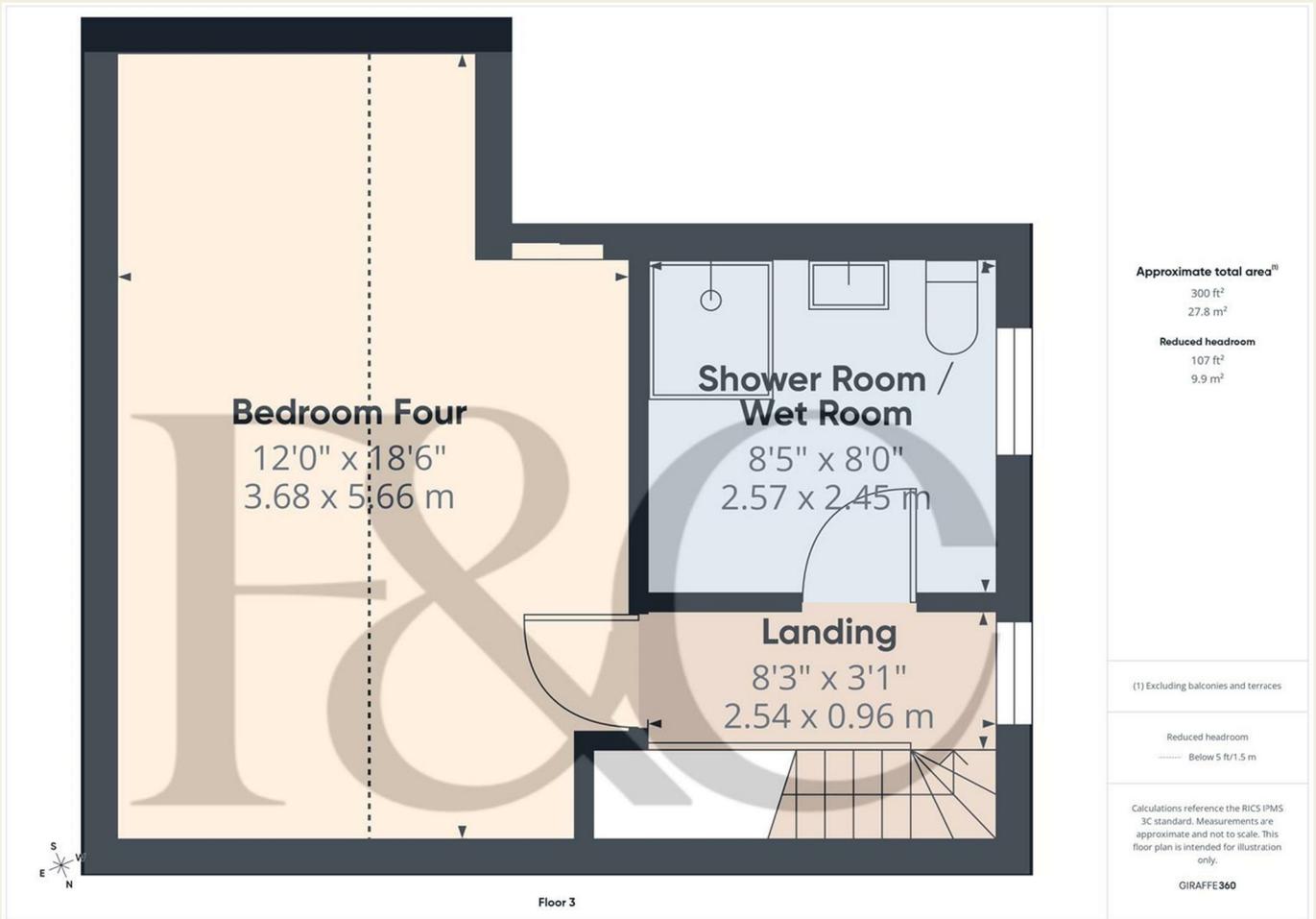
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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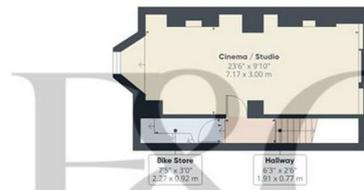


Floor 2

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Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area<sup>(1)</sup>  
1890 ft<sup>2</sup>  
175.5 m<sup>2</sup>  
Reduced headroom  
107 ft<sup>2</sup>  
9.9 m<sup>2</sup>

(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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>65</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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