White Street

Derby, DE22 1HA

John German

SMEG
John German

John German

John German

White Street

Derby, DE22 1HA

£350,000

This very large 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.

John German

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 raise 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

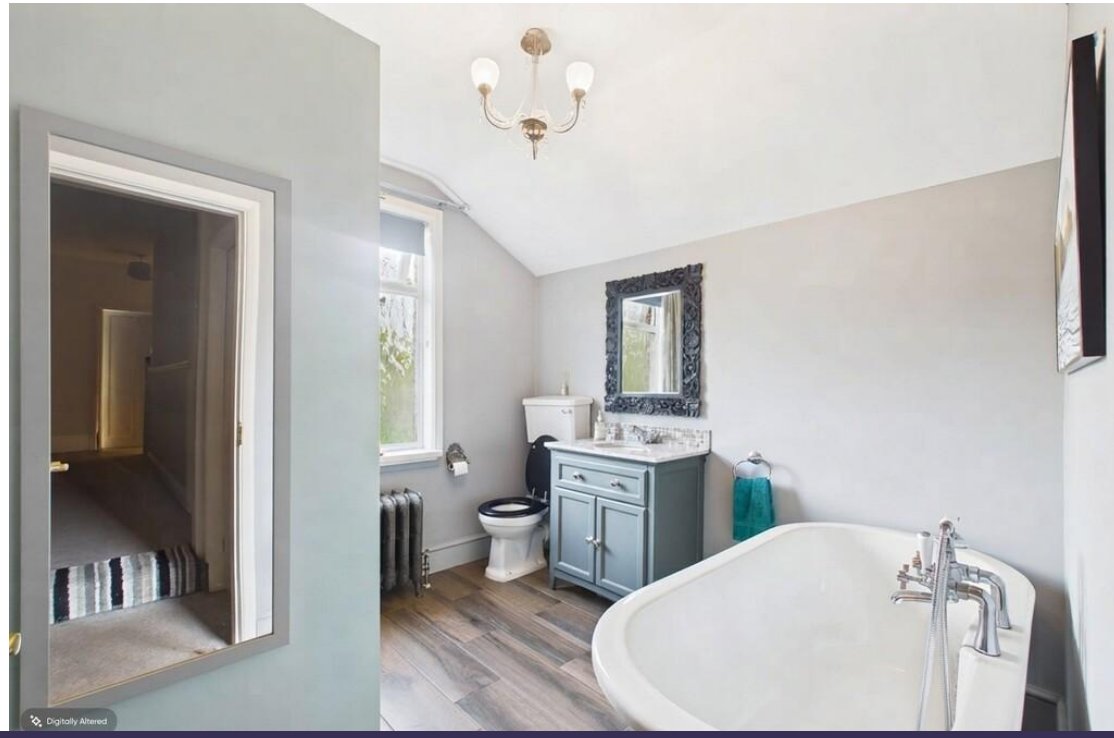
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

John German

John German

John German


Digitally Altered

Floor -1 Building 1

Ground Floor Building 1

Floor 1 Building 1

Floor 2 Building 1

Ground Floor Building 2

John German

Approximate total area(1)

136.2 m^2

1468 ft^2

Reduced headroom

1.1 m^2

11 ft^2

(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.

GIRAFFE360

Agents' Notes

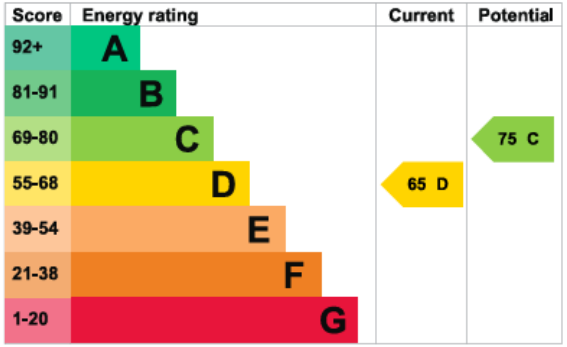
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

John German