

Fletcher & Company

24 Duffield Road, Five Lamps, Derby, DE1 3BG

Price Guide £405,000

Freehold



- Grade II listed end terrace
- Five lamps conservation area
- Private garden and OFF ROAD PARKING
- Versatile accommodation over 4 floors (including apartment)
- Separate ground floor apartment - for annexed accommodation or commercial/residential let.
- Much original character throughout
- 4 bedrooms to main house
- 2 large reception rooms and well appointed kitchen
- Short distance to Cathedral quarter and beautiful Darley Park
- Extremely convenient location





Summary

WITH PRIVATE DRIVEWAY - An exceptional opportunity to own a piece of Derby's Victorian history. Beautifully preserved grade II listed end terrace built circa 1850. Located within the revitalised Five Lamps conservation area, a short walk from Derby city centre. This spacious and elegant home offers versatility, original charm, and a potential income stream from the separate, externally accessed lower ground floor apartment which has been previously used as a residence and commercial unit (subject to permissions)

THE MAIN HOUSE: Fabulous entrance hall with beautiful staircase to first floor, two large reception rooms with original period detailing, refitted kitchen, utility and guest cloakroom. Feature first floor landing leading to three bedrooms and large bathroom. The second floor comprises two further good sized rooms.

OUTSIDE: Private low maintenance garden, outbuilding and off road parking space with **PRIVATE DRIVE**.

LOWER GROUND FLOOR APARTMENT: Self contained, ideal for additional income by way of commercial let, air b and b, or buy to let accommodation. Comprises lounge, kitchen, bedroom and shower room. Alternatively multi generational living/accommodation for dependent relative.

F&C

The Location

The property's location is in the highly sought after Five Lamps conservation area of Derby, just north of the city centre and close to the attractive Cathedral Quarter, Sadlergate and Irongate. In this area there is a selection of architecture and an impressive cathedral, a varied selection of restaurants, bars and cafes. The property is also convenient for beautiful Darley Park and walks along the river Derwent. There is also easy access to the nearby ring road, A38 and A52. Excellent schooling in the area including Landau Forte College. Markeaton, Ashgate and St Marys primary schools. Also Derby boys grammar school and Derby High in nearby Littleover.

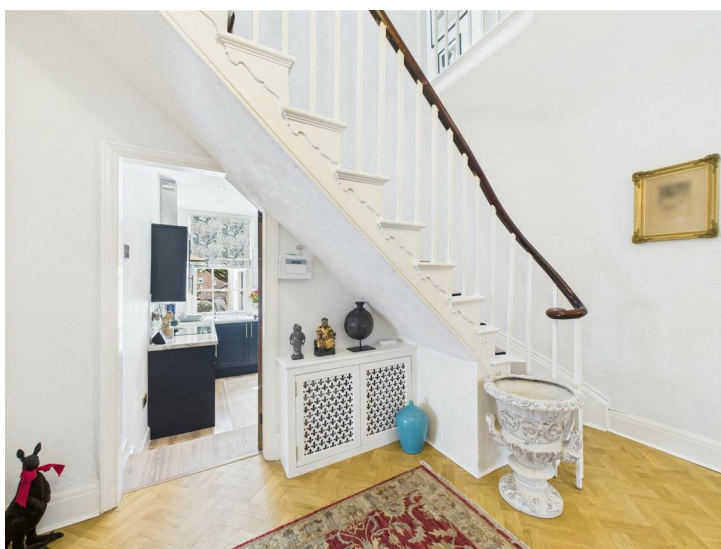
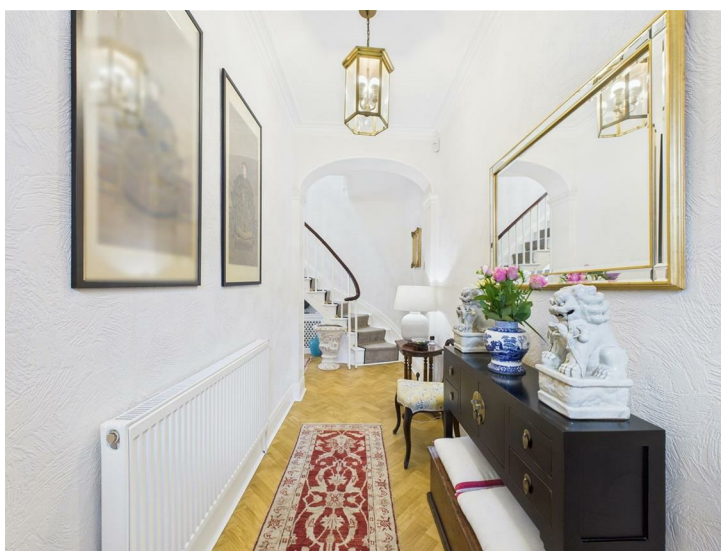
Accommodation

Ground Floor

Entrance Hall

11'7" x 6'5" (3.55 x 1.96)

With spacious L-shaped entrance hall with central heating radiator, feature archway, sweeping feature staircase to first floor with useful storage area beneath.



Front Lounge

16'1" x 14'1" (4.91 x 4.31)

With feature fireplace, central heating radiator and window to front.



Rear Reception

19'0" x 10'7" (5.80 x 3.24)

With central heating radiator, feature fireplace and windows to side and rear.



Fitted Kitchen

12'0" x 8'9" (3.66 x 2.69)

A range of stylish worktops with inset sink unit with mixer tap, fitted base cupboards and drawers, complimentary wall mounted cupboards, inset four plate induction hob, double oven and fridge and window to rear.



Inner Lobby

9'9" x 4'9" (2.98 x 1.45)

With access to garden and utility room.

Utility

With appliance spaces suitable for washing machine, freezer and storage.



Fitted Guest Cloakroom

6'9" x 4'11" (2.07 x 1.50)

With WC and wash handbasin.

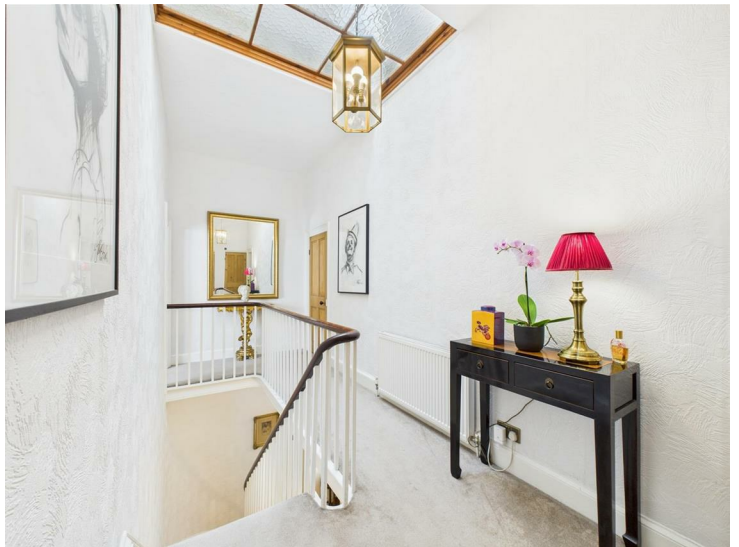


First Floor

Landing

18'10" x 6'3" (5.76 x 1.93)

A very impressive, spacious, semi-galleried landing.



Bedroom One

14'4" x 13'9" (4.37 x 4.21)

With feature fireplace and central heating radiator.



Bedroom Two

12'1" x 10'7" (3.70 x 3.24)

With feature fireplace and central heating radiator.



Bedroom Three

14'2" x 7'4" (4.34 x 2.25)

With central heating radiator.



Shower Room

11'11" x 9'1" (3.64 x 2.78)

With a suite in white comprising low flush WC, pedestal wash handbasin, bidet, shower cubicle and window to rear.



Second Floor

Attic Room

19'3" x 10'6" & 19'3" x 10'6" (5.89 x 3.21 & 5.89 x 3.21)

Which comprises two compartments both with radiators.



Ground Floor Apartment

The ground floor flat benefits from electric heating.

Lounge

15'10" x 11'7" (4.85 x 3.54)



Kitchen

10'0" x 7'1" (3.07 x 2.18)

With induction hob, electric oven and plumbing for washing machine



Bedroom

16'8" x 8'2" (5.10 x 2.50)



Shower Room

9'8" x 4'3" (2.96 x 1.30)

With low flush WC, wash handbasin, shower cubicle and heated towel radiator.

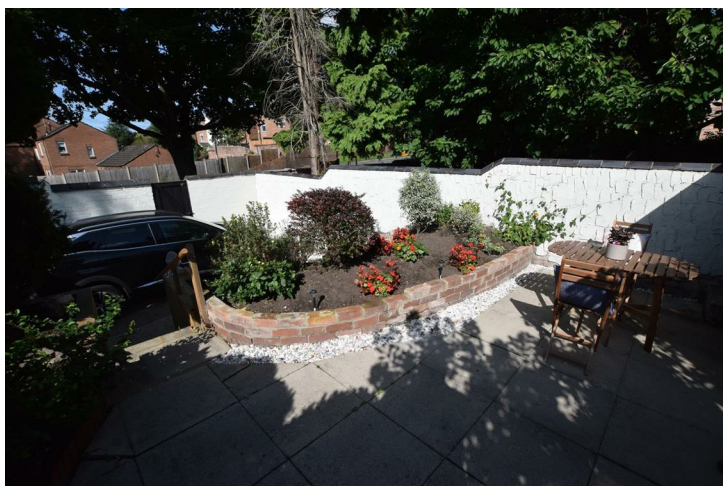


Outside

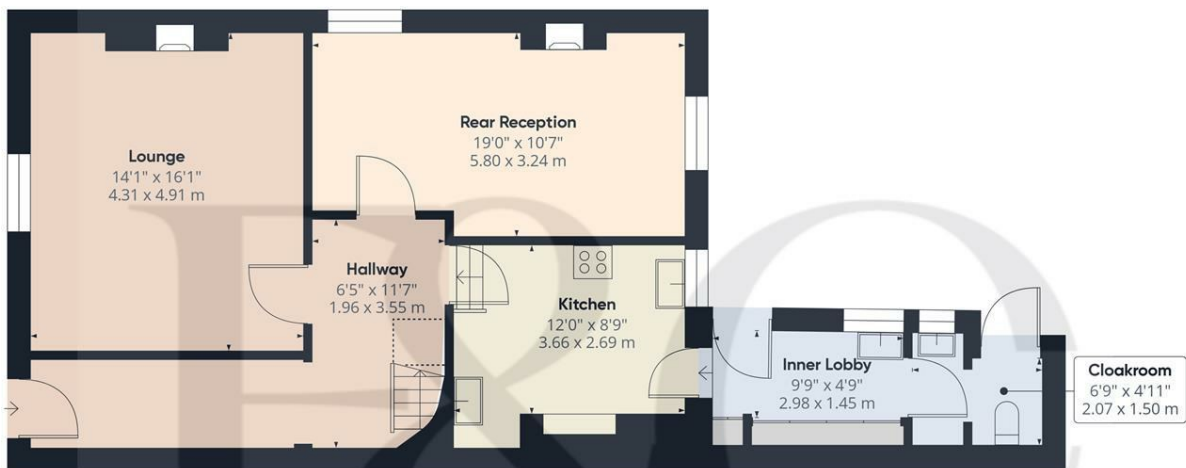
To the rear of the property is a very pleasant garden offering a good degree of privacy, patio seating areas and steps leading down to a driveway providing off-road parking space in a very central location to Derby City centre.



Council Tax Band D







Floor 0

Approximate total area⁽¹⁾

763.05 ft²
70.89 m²

Reduced headroom

5.38 ft²
0.5 m²

(1) Excluding balconies and terraces

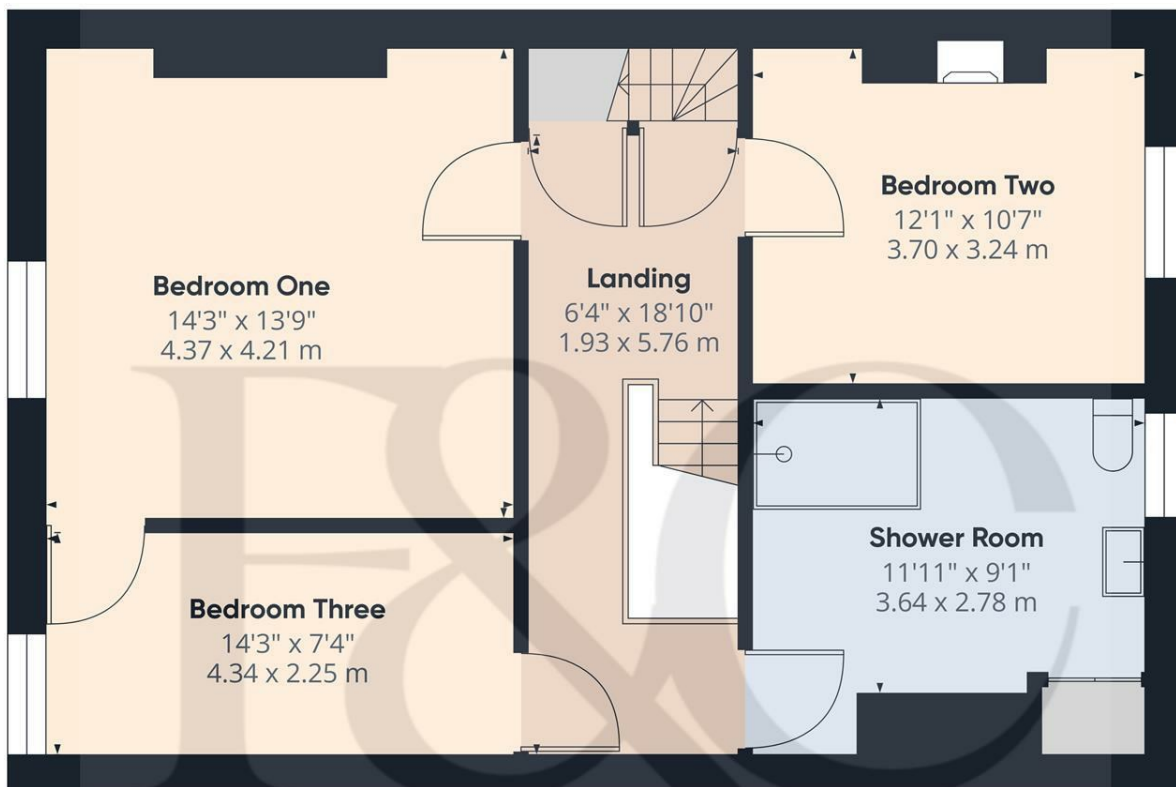
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

655.41 ft²
60.89 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	