

# Fletcher & Company

9 Edward Street, Derby, DE1 3BR

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Price £305,000

Freehold

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- Much Character Throughout
- Entrance Hall with Lounge Off
- Separate Dining Room with Kitchen Off
- Three First Floor Bedrooms
- Dressing Room & Bathroom
- Useful Attic Room
- Low Maintenance Rear Garden
- Highly Convenient Location
- Close to a Range of Amenities
- Situated in Sought After Conservation Area





## Summary

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CLOSE TO DARLEY PARK - This is an impressive, three bedroom, traditional mid-terrace occupying a sought after location in the Strutts Park Conservation Area of Derby.

The property features entrance hall, lounge with feature fireplace, separate dining room, good sized fitted kitchen, first floor landing leading to three bedrooms, sitting room and bathroom. There is a useful second floor attic room. The property features a low maintenance, enclosed rear garden.

# F&C

## The Location

The property sits adjacent to the attractive Darley Park offering some delightful walks along the banks of the River Derwent and access to a selection of restaurants/bars at The Darley Abbey Mills.

There is a footpath leading into Derby City Centre and a full range of amenities. The property is also convenient for the city's train station and major transport links.

## Accommodation

### Entrance Hall

14'5" x 3'2" (4.40 x 0.98)

A panelled and glazed entrance door provides access to hallway with central heating radiator, oak flooring, feature archway and staircase to first floor.



### Lounge

12'10" x 12'4" (3.93 x 3.77)

Having a very attractive, feature fireplace with decorative surround and cast-iron interior, central heating radiator, oak flooring, decorative coving and bay window to front with bespoke shutters.



## Separate Dining Room

13'0" x 12'10" (3.98 x 3.92)

With central heating radiator, oak flooring, decorative coving and window to rear.



## Kitchen

15'10" x 9'1" (4.84 x 2.78)

With an L-shape wood block effect preparation surface, tiled surround, one and a half stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, gas range cooker with extractor hood over, appliance space for fridge freezer, integrated dishwasher and washing machine, central heating radiator, breakfast bar and panelled and glazed door to a good sized cellar for storage, French doors to garden and further window overlooking garden.



## First Floor Accommodation

### Split Level Landing

12'10" x 2'8" x 9'6" x 2'10" (3.93 x 0.83 x 2.92 x 0.87)

With feature balustrade and steps to second floor attic room.

### Bedroom One

13'1" x 10'1" (4.00 x 3.08)

With central heating radiator, decorative coving and window to rear.



### Bedroom Two

12'10" x 7'8" (3.92 x 2.34)

With central heating radiator, oak flooring and window to front.



### Bedroom Three

9'9" x 6'9" (2.98 x 2.07)

With central heating radiator, storage recess, oak flooring, decorative coving and window to front.



### Walk-In Dressing Room

5'9" x 5'3" (1.76 x 1.62)

## Bathroom

10'0" x 9'1" (3.07 x 2.78)

With a four piece suite in white comprising low flush WC, vanity wash handbasin, walk-in shower, free standing roll edge bath with shower attachment, chrome towel radiator, airing cupboard and windows to side and rear.



## Useful Attic Space/Office



## Outside

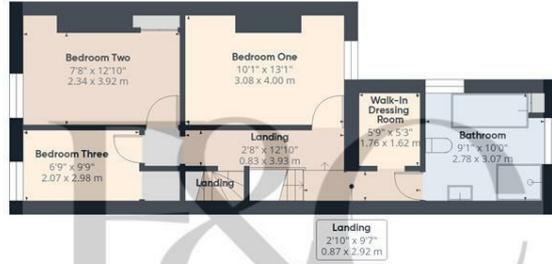
To the rear of the property is a stylish, low maintenance garden featuring two stone patio areas, artificial lawn, timber fencing, raised wood edged borders, brick walling, peasant open outlook and access to rear and side.



Council Tax Band B



Floor 0



Floor 1



Floor 2



**Approximate total area<sup>1)</sup>**

1260 ft<sup>2</sup>  
117 m<sup>2</sup>

**Reduced headroom**

20 ft<sup>2</sup>  
1.8 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.

GIRAFFE360



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Derby  
DE1 3BR

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Tenure: Freehold



## Energy Efficiency Rating

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