



5 Bed House - Terraced

62 Arthur Street
Strutts Park
Derby
DE1 3EH

£1,795 Per Calendar Month

Fletcher
& Company

62 Arthur Street
Derby
DE1 3EH



- Available Immediately & Long Term
- Redecorated Throughout With New Carpets
- Five Bedrooms
- Large Garden Room
- Cloakroom/WC & Contemporary Family Bathroom
- Large Kitchen Diner With AGA
- Enclosed Rear Garden
- A Short Stroll To Darley Park, Darley Abbey Village & Derby City Centre
- Cellar
- Lounge & Sitting/Dining Room

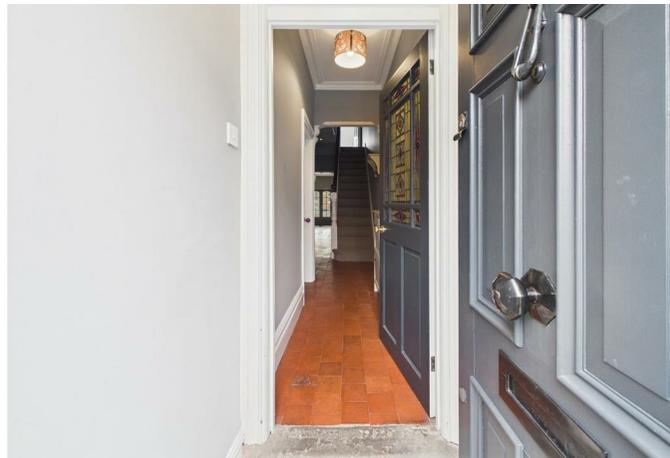
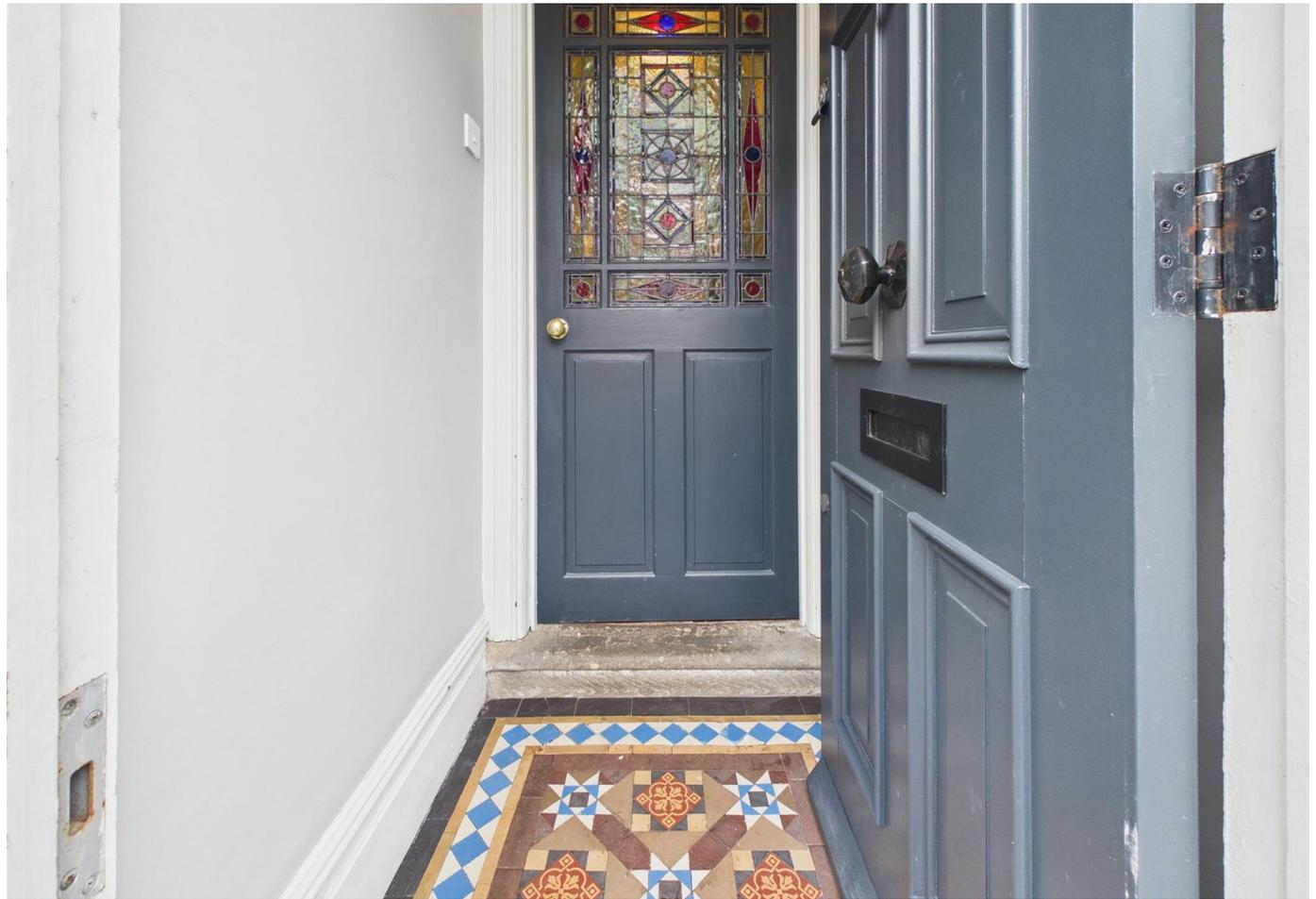
Available Immediately - A beautiful period mid-terraced Victorian five bedroom home, well presented throughout with a wealth of style, charm and character located in the noted and sought-after Strutt's Park Conservation Area and within a short stroll of Darley Park, Darley Abbey Village and Derby City Centre.

The property is constructed of brick beneath a pitched tiled roof benefiting from gas central heating and double glazing throughout with sash style windows, traditional coving, deep skirting boards and ceiling roses and in brief, the accommodation comprises on the ground floor: entrance vestibule leading through to the reception hallway with staircase leading to the first floor, spacious lounge with sash bay window, delightful large kitchen with AGA, dining room, garden room, utility and cloakroom/WC. The first floor landing leads to four bedrooms, stylish three-piece contemporary bathroom and staircase leading to the second floor. The second floor leads to the large master bedroom with impressive views and plenty of in-built storage.

The property is set back from the pavement edge privately enclosed behind hedgerow with period style steps leading to the front entrance door and shared side access to the rear garden.

To the rear of the property is an enclosed rear garden with patio, circular lawn and planted borders enclosed by brick walled boundaries.

Redecorated throughout with newly fitted carpets.





THE LOCATION

The property's position is within the Strutts Park conservation area and allows for easy access to Darley Park which is a short stroll away. It is also a short walk to the City Centre and noted Cathedral Quarter which boasts some fine period architecture, designer boutiques and shops.

Also within easy reach is the impressive Derbion shopping centre with a state of the art cinema and a large selection of retail outlets. Friargate also offers eateries and up market bars and restaurants.

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule

Entrance through front entrance door with feature window above, tiled flooring and further door with inset stained glass opening into reception hallway.

Reception Hallway

18'0" x 3'5" (5.49 x 1.05)

With quarry tiled flooring, staircase leading to the first floor and doors giving access to lounge, dining room, cellar and dining kitchen.

Lounge

15'6" x 13'1" (4.73 x 3.99)

With traditional exposed floorboards, chimney breast with feature fireplace, tiled hearth and surrounds, shelving to the side of the chimney breast, double glazed sash style bay window to the front elevation, central heating radiator and coving to ceiling with ceiling rose.

Sitting/Dining Room

12'11" x 11'4" (3.94 x 3.46)

With chimney breast with feature period style fireplace and tiled hearth, shelving to the side of the chimney breast, central heating radiator, coving to ceiling and French doors opening onto garden.

Kitchen/Dining Room

19'10" x 10'7" (6.05 x 3.25)

Fitted with a range of wall, base and drawer units with granite worktops over, Belfast style sink with mixer tap, space for freestanding dishwasher, space for freestanding fridge/freezer, gas fueled AGA with shelving above, built-in floor-to-ceiling storage cupboard, quarry tiled flooring, double glazed window to the side elevation, door leading into utility room and double opening doors with glass inset leading into garden room.

Garden Room

8'7" x 11'5" (2.63 x 3.50)

With the continuation of the quarry tiled flooring, two Velux windows and double glazed windows to the rear and side elevations with beautiful views overlooking garden and door opening onto rear garden.

Utility

6'6" x 3'5" (1.99 x 1.06)

With space for freestanding washing machine, wall mounted combination boiler, central heating radiator, tiled flooring, side access door and door giving access to cloakroom/WC.

Cloakroom/WC

With low level WC, wall mounted wash handbasin with tiled splash-backs and double glazed window with stained glass effect to the front elevation.

Cellar

A two compartment cellar.

FIRST FLOOR

Landing

A split-level landing with central heating radiator, doors giving access to four bedrooms, family bathroom and staircase leading to the second floor and master bedroom.

Bedroom Two

13'3" x 10'2" (4.05 x 3.12)

With feature cast iron period fireplace with tiled hearth, traditional exposed floorboards, central heating radiator and sash window to the front elevation.

Bedroom Three

12'11" x 11'1" (3.95 x 3.40)

With feature period style cast iron fireplace, central heating radiator and uPVC double glazed window with delightful views overlooking rear garden.

Bedroom Four

11'9" x 10'9" (3.59 x 3.30)

With feature period style fireplace, traditional exposed floorboards, central heating radiator and sash style window to the rear elevation.

Bedroom Five

9'3" x 6'4" (2.84 x 1.94)

With central heating radiator, access to under-stairs storage cupboard and sash window to the front elevation.

Stylish Contemporary Bathroom

7'5" x 7'1" (2.27 x 2.18)

A traditional style bathroom with roll edge bath with clawed feet, mixer tap and shower over, pedestal wash handbasin, low level WC, period style central heating radiator, wood panelling to wall along with partly tiled walls, attractive tiled flooring and sash window to the side elevation.

SECOND FLOOR

Master Bedroom

With four Velux windows, access to over-stairs storage cupboard and storage into eaves, central heating radiator, exposed wood flooring, inset spotlights to ceiling and being of a major focal point to this room are the delightful views over Derby.

OUTSIDE

Frontage

This traditional terraced house is set back from the pavement edge behind a hedgerow with period style steps leading to the front entrance door. Shared side access leads through to the enclosed rear garden.

Enclosed Rear Garden

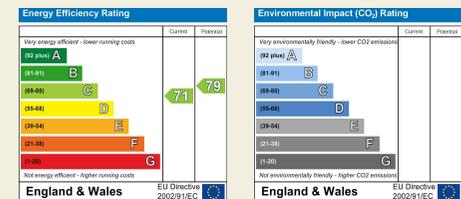
To the rear of the property is an enclosed rear garden with patio area, circular laid lawn, planted borders and decorative stone enclosed by brick walled boundaries.

Council Tax Band C - Derby City

Duffield House
 Town Street
 Duffield
 Derbyshire
 DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



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