

## 2 Kingston Street, Derby, DE1 3EZ

Offers Around £439,950

Freehold



- A Characterful Period Property With Accommodation Over Four Levels
- Located Within The Sought After Strutts Park Area Of Derby
- Entrance Hall, Sitting Room And Separate Dining Room
- Comprehensively Fitted Dining Kitchen
- Lower Ground Floor With Utility Room, Cloaks/WC And Office/Snug
- Four Double Bedrooms
- Family Bathroom And En Suite
- Delightful Enclosed Rear Garden And Patio
- Walking Distance of Derby City Centre And All Amenities
- Good Access To A38, A52, M1 And A6 - Close To City Centre & Darley Park





## Summary

CLOSE TO DARLEY PARK - Nestled in the charming Strutts Park area of Derby, within walking distance of Darley Park, this splendid pre-1900 house offers a unique blend of historical character and modern convenience. Spanning an impressive 1,854 square feet, the property boasts versatile accommodation over four levels, making it an ideal choice for families or those seeking ample space to work from home.

Upon entering, you are greeted by an impressive hallway with original Minton tiled floor and stairs leading to the first floor and basement. Having a sitting with feature fireplace, a separate dining room or snug and a well fitted dining kitchen. The lower ground floor has a cloakroom/WC, an office/hobby room and a utility/laundry room with a door providing access to the rear garden. On the first floor are three double bedrooms and a well appointed bathroom with a four piece suite. Stairs then lead off to the top floor which has an additional bedroom or ideal 'work from home' space with a small en suite which then leads to a useful attic storage area.

One of the standout features of this home is its excellent location. Within walking distance of Derby city centre, Darley Park, Derby train station providing direct links to London St Pancras and other cities as well as easy access to major roads such as the A38, A6, A52, and the M1. Open countryside and The Peak District are also within easy reach.

**F&C**

## The Location

A true feature of this sale is the property's close proximity to beautiful Darley Park intersected by the river Derwent offering some delightful walks as well as an excellent range of amenities at Darley Abbey Mills including restaurants and bars. There is also a footpath running into Derby City centre. Further features within easy reach include Cathedral Quarter and Saddlergate which offer restaurants, cafes, bars and shops. The property is also close to Derby cathedral, Market Square and Derby train station. A selection of schools are within the locality and easy access onto transport links such as the A38, A52, A6, A50 and M1.

## Accommodation

### Ground Floor

#### Entrance Porch

3'8" x 3'6" (1.12 x 1.07)

Having an original entrance door, a dado rail and Minton tiled floor. A door then leads to the entrance hall.

#### Entrance Hallway

22'10" x 5'5" (6.97 x 1.66)

Having an original Minton tiled floor, a dado rail he says, original coving and cornices and stairs lead off to the first floor. There is a central heating radiator and the door provides access to the basement.



#### Sitting Room

12'10" x 12'9" (3.93 x 3.90)

Having a feature fireplace with cast iron surround, tiled inserts and housing a living flame gas fire. There is a tiled hearth, exposed wooden floorboards, a picture rail, moulded coving to the ceiling and original detail to the ceiling. There is a modern, horizontal radiator.



#### Dining Room

13'9" x 10'5" (4.21 x 3.20)

With a feature fireplace with tiled surrounds and hearth housing an open fire. Having built-in cupboards to the alcoves, a range of shelving, a wood grain effect floor and picture rail. Having UPVC double glazed French doors which provide access to and views of the rear garden.

## Dining Kitchen

18'9" x 10'5" (5.74 x 3.19)

Comprehensively fitted with a range of bespoke base cupboards, drawers, eye level units and larder unit with a granite work surface over incorporating a double stainless steel sink with mixer tap over. Appliances include an integrated dishwasher, a dual fuel Rangemaster range with five ring gas hob, electric ovens, grill and an extractor over with stainless steel splashback and light. There is space for an American style fridge freezer, plumbing for an automatic washing machine and space for a tumble dryer. Having a quarry tiled floor, a central heating radiator, UPVC double glazed windows to the side and rear and a stable door to the side provides access to the delightful enclosed rear garden.



## Basement WC

Having stairs leading down to the basement from the hallway. Having a cloakroom/WC appointed with a modern two piece suite comprising a low flush WC and a vanity wash handbasin with brass mixer tap over and complementary tiling to the splashback areas. There is a wood grain effect floor, a column radiator and a door provides access.



### Basement Room/Office

Having a contemporary column radiator, a wood grain effect floor laid in a herringbone style, a double glazed window to the front, inset spot lighting to the ceiling and built-in cupboards housing the electric and gas metres. An oak and glass door provides access to the utility room.



### Utility Room

13'1" x 9'4" (4.00 x 2.85)

Appointed with a range of base cupboards, drawers and eye level units with a wooden work surface over and incorporating a Belfast sink with mixer tap. There is a contemporary column radiator, a range of shelving, a wood grain effect floor, inset spot lighting to the ceiling and a UPVC double glazed door provides access to steps leading to the rear garden.



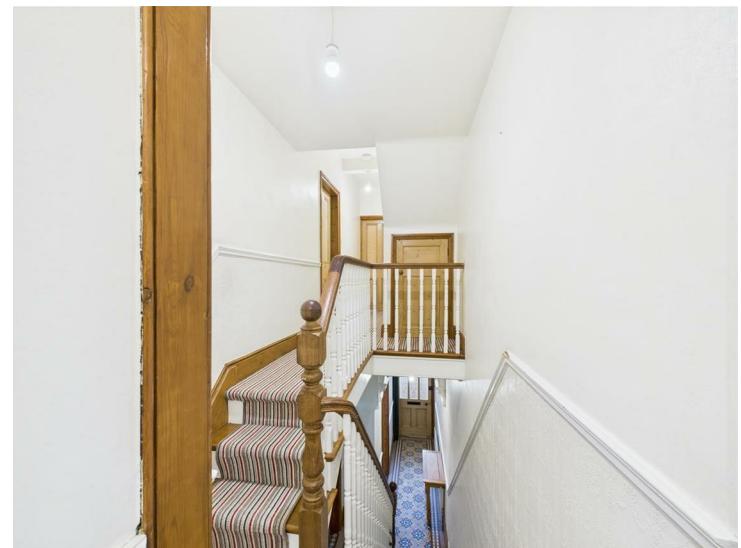
### First Floor

Having understairs cupboard providing excellent storage space, a dado rail and stairs lead off to the second floor.

### Split-Level Galleried Landing

14'9" x 7'8" x 2'10" x 2'9" (4.51 x 2.36 x 0.87 x 0.84)

Having understairs cupboard providing excellent storage space, a dado rail and stairs lead off to the second floor.



### Bedroom One

16'5" x 12'9" (5.02 x 3.91)

Having two sash windows to the front elevation, a central heating radiator and picture rail.



### **Bedroom Two**

13'9" x 10'4" (4.21 x 3.16)

With a UPVC double glazed window overlooking the rear garden, a central heating radiator and a picture rail.



### **Bedroom Three**

10'6" x 10'2" (3.21 x 3.12)

Having a central heating radiator, a picture rail and a UPVC double glazed window overlooking the rear garden.



### **Bathroom**

8'1" x 7'8" (2.48 x 2.35)

Approached via a half glazed door and having a four piece white suite comprising a corner shower cubicle with sliding doors and mains fed shower over, half panelled bath with handheld shower attachment over and feature tiling to the panel, a vanity wash handbasin with useful drawers beneath and a low flush WC. There is tiling to splashback areas, a wood grain effect floor, a wall mounted chrome heated towel rail, an extractor fan and inset spotlighting to the ceiling. Having a UPVC double glazed window with frosted glass to the side elevation.



### **Second Floor**

## Bedroom Four/Hobby Room

14'6" x 10'0" (4.42 x 3.07)

Please note there is restricted headroom in places.

A split-level room with restricted headroom in places and having a double glazed dormer window to the front, two further double glazed skylight windows and a range of built-in cupboards providing excellent storage space. There is a central heating radiator and feature open balustrade.



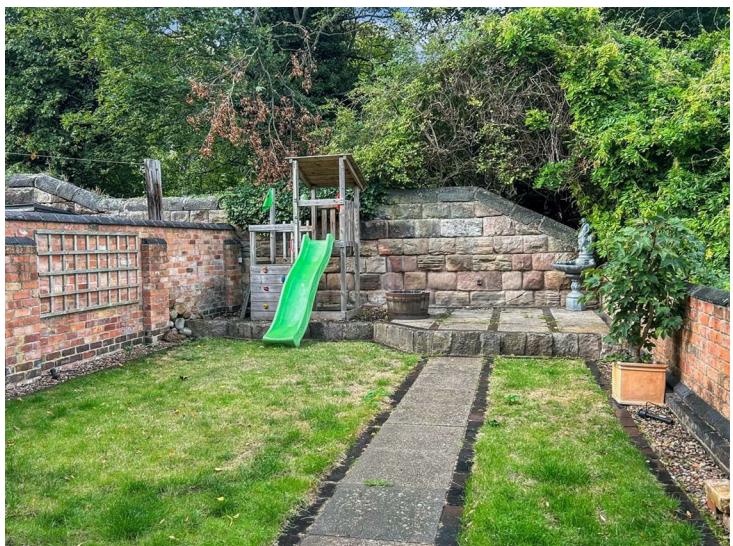
## En-Suite

5'5" x 5'0" (1.67 x 1.53)

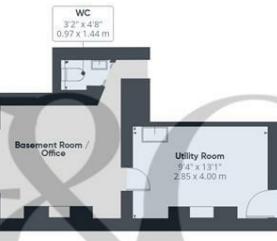
Having a pedestal wash handbasin and a low flush WC with a central heating radiator and a double glazed skylight window to the ceiling. A door provides access to an additional attic storage area which has a double glazed skylight window, is fully boarded and has a wall mounted Worcester boiler (serving domestic hot water and heating system). This provides an excellent storage space.

## Outside

To the front of the property there is a small fore-court which has steps leading to the front door. To the rear there is a delightful enclosed garden which comprises of a paved patio with lawned garden beyond.



Council Tax Band C



Floor -1



Floor 0

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

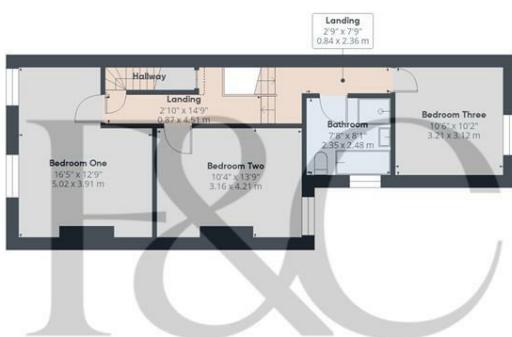
1854 ft<sup>2</sup>

172.1 m<sup>2</sup>

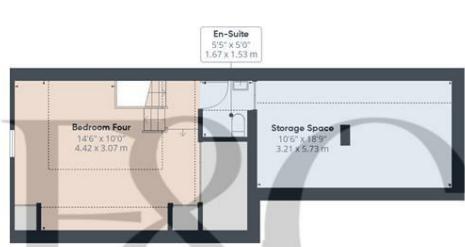
Reduced headroom

280 ft<sup>2</sup>

26.1 m<sup>2</sup>



Floor 1



Floor 2

(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



#### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

#### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

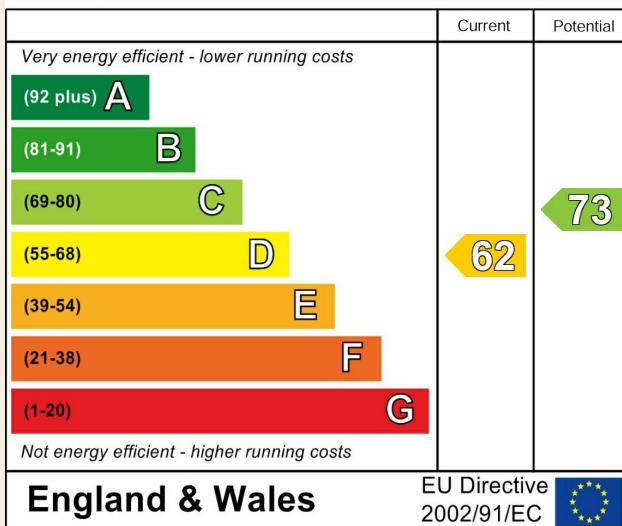
01332 300558  
derby@fletcherandcompany.co.uk

#### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

#### Energy Efficiency Rating



2 Kingston Street

Derby  
DE1 3EZ

Council Tax Band: C

Tenure: Freehold