

7 Kingston Street, Strutts Park, Derby, DE1 3EZ

Price £340,000

Freehold



- Victorian Palisaded Terraced Property
- Strutts Park Conservation Area
- Much Original Character Throughout
- Some Original Sash Windows & Further Double Glazed Sash Windows
- Vestibule, Entrance Hall, Cellar
- Lounge with Feature Fireplace
- Dining Room Opening into a Beautiful Kitchen
- Three First Floor Bedrooms & Period Style Bathroom
- Most Useful Second Floor Attic Room
- Low Maintenance South-Facing Rear Garden





Summary

This is an opportunity to acquire a very well presented and truly characterful, charming Victorian terraced house nestled in the Strutt's Park Conservation Area.

Located in the heart of Kingston Street, this delightful property offers a perfect blend of original detail, comfort and convenience boasting a vestibule, entrance hall with Minton floor, useful cellar, front lounge and dining room opening into a superb kitchen with French doors to the garden. The first floor landing leads to three bedrooms and a period style four-piece suite bathroom. To the second floor is a most useful attic room which is currently being used as a bedroom.

Situated in the Strutts Park Conservation Area, residents can enjoy the beauty of the surroundings while being close to all the amenities Derby has to offer. Whether you fancy a leisurely stroll in the park or a quick trip to the nearby shops and restaurants, this location has it all.

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The Location

The property's location in Strutt's Park affords easy access to Darley Park and along the River Derwent with a range of amenities at Darley Abbey Mills including restaurants and a wine bar. A footpath into Derby city centre offers a pleasant walk where a complete range of services can be found. The location is also convenient for schooling within the area as well as excellent transport links.

Accommodation

Ground Floor

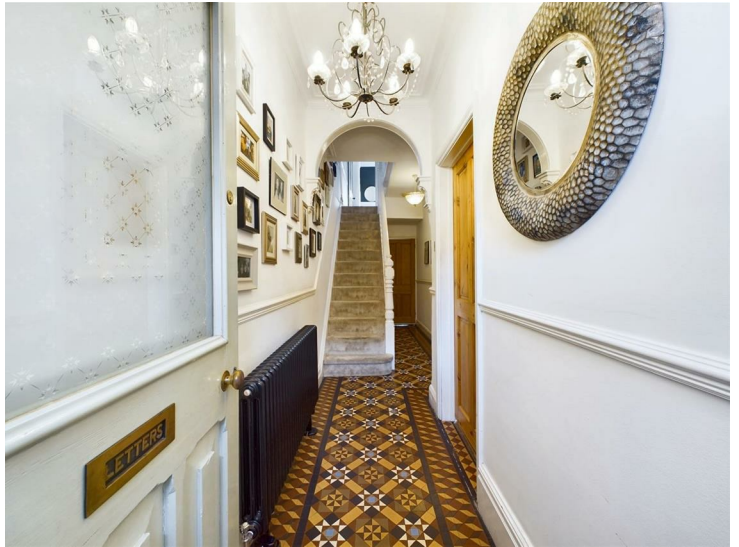
Vestibule

Panelled entrance door with glazed fan light provides access into the vestibule with Minton floor and panelled and glazed door to the hallway.

Entrance Hall

21'8" x 3'8" (6.62 x 1.14)

With the continuation of Minton floor, period style central heating radiator, decorative coving, feature archway, staircase leading to the first floor and door to the useful cellar.



Cellar

Lounge

12'6" x 12'5" (3.82 x 3.80)

With feature fireplace with decorative wooden surround and tiled hearth with cast iron interior and living flame fitted gas fire, period style central heating radiator, coved cornice, oak wood flooring and sash window to the front with bespoke shutter blinds.



Dining Room

12'10" x 10'5" (3.92 x 3.20)

Again, with feature fireplace and decorative surround with an open fire grate, stylish moulding to the walls, period style central heating radiator, double glazed French doors opening onto the garden, stylish herringbone patterned wood effect floor covering and single step leading down into the kitchen.



Superb Kitchen

12'5" x 10'5" (3.80 x 3.18)

With the continuation of wood effect flooring, Quartz preparation surfaces with matching upstand, inset one and a quarter stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate hob surrounded by a feature brick chimney breast, integrated microwave oven, fridge/freezer and dishwasher, recessed ceiling spotlighting, double glazed window to the side, period style floor-to-ceiling central heating radiator and double glazed French doors opening onto the south-facing garden.



First Floor Landing

Semi-galleried landing with feature archway and decorative coving, continuation of the balustrade, door giving access to a staircase leading to the attic room and doors to three bedrooms and bathroom.

Spacious Bedroom One

16'6" x 12'0" (5.04 x 3.68)

With period style central heating radiator, decorative coving and two sash windows to the front with bespoke shutter blinds.



Bedroom Two

12'11" x 10'6" (3.95 x 3.22)

With central heating radiator and double glazed sash window to the rear.



Bedroom Three/Nursery

7'4" x 5'1" (2.26 x 1.56)

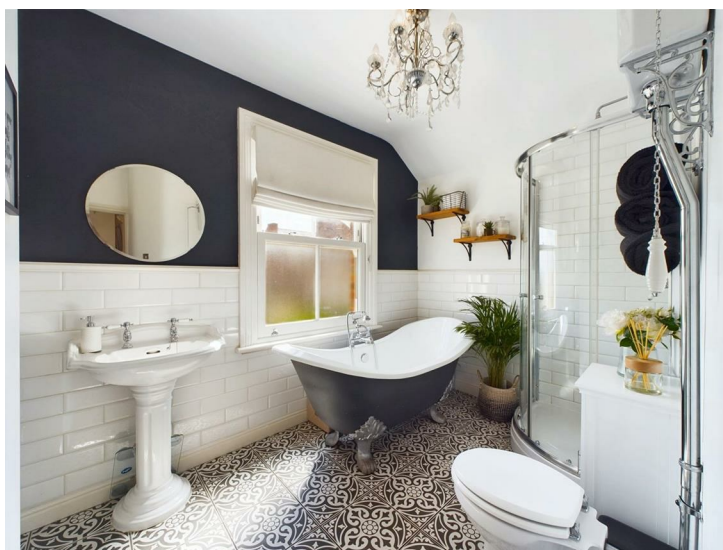
With period style central heating radiator, stylish moulding to the walls, double glazed sash window to the side and panelled and glazed door to the bathroom.



Bathroom

10'5" x 6'10" (3.20 x 2.09)

Partly tiled with a period style suite comprising WC, pedestal wash handbasin, shower cubicle, roll top claw foot bath with mixer tap, towel radiator and double glazed sash window to the rear.



Second Floor

Attic Room

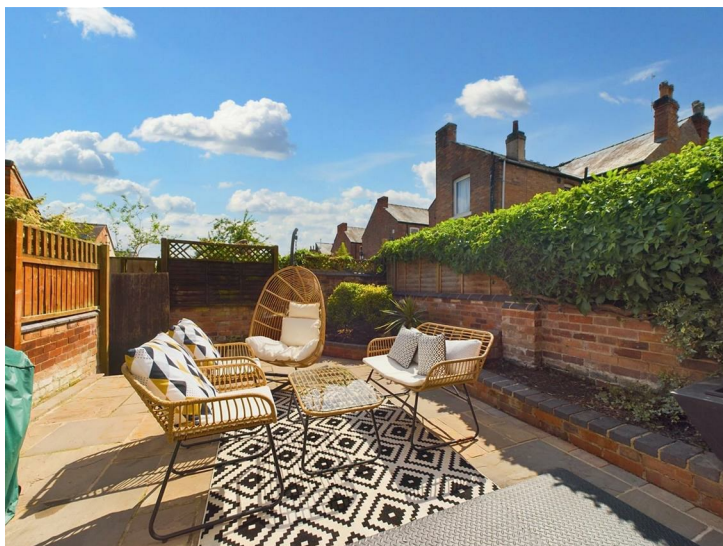
With central heating radiator, bespoke fitted storage and further storage into eaves, two Velux windows to the rear and double glazed dormer window to the rear.



Outside

To the rear of the property is an impressive south-facing rear garden with a pleasant open outlook towards Derby Cathedral, featuring a low maintenance stone patio with raised brick-edged borders containing plants and shrubs bound by brick walling and closed-slat timber fencing, also offering rear access onto Otter Street.

To the front of the property is a low maintenance gravelled garden with a feature tiled pathway.



Please note:

The photographs included in the brochure were taken in 2024. The property is currently tenanted.

Council Tax Band C - Derby



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1258.93 ft²
116.96 m²

Reduced headroom
29.36 ft²
2.73 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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Energy Efficiency Rating

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

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Council Tax Band: C
Tenure: Freehold

