

66 Arthur Street, Derby, DE1 3EH

Offers In Excess Of £300,000

Freehold



- Bay Fronted Victorian Terrace
- Strutt's Park Conservation Area
- Three Bedrooms Plus Attic Office Space
- Lower Level Pantry/Workshop/Basement
- Walled Garden with All-Day Sun
- Shared Side Alleyway to Rear
- Completely Reroofed Recently
- Original Details Retained
- Close to Darley Park, Town Centre & Public Transport
- Viewing Thoroughly Recommended





Summary

A light and spacious period property with a beautiful sunny garden, close to Darley Park.

This superb, bay-fronted, three bedroom, light-filled Victorian terrace with attic office space and spacious dry cellar -170 m2 over four floors - provides expansive living and an abundant, established garden, within walking distance of the town centre and railway station.

The spacious, first-floor principal bedroom could be split to form two separate rooms if required. The garden is well-established, with fruit trees (some espaliered), berry fruit, raised beds, shrubs, flowering plants, a wildlife pond, and seating areas to take advantage of morning and afternoon sun. There is over 900 litres of rainwater storage, a storm porch and secure steel bike box storage for up to three bicycles.

The property also benefits from recently having a new roof.

F&C

The Location

Strutt's Park Conservation Area is an extremely popular residential location in Derby, with easy access to Darley Park, offering fabulous walks around the park and along the banks of the River Derwent, including a pathway into the centre of Derby. Darley Abbey Mills offers a selection of restaurants and bars as well as a canoe club. The nature reserve is also within easy reach. Notable places of interest in Derby include the Cathedral Quarter and Saddlegate, with charming period architecture, cafes, restaurants, and boutique-style shops. Due to its highly convenient location and road links the property is also within easy reach of Pride Park, the bus station and the train station.

Accommodation

Ground Floor

Vestibule

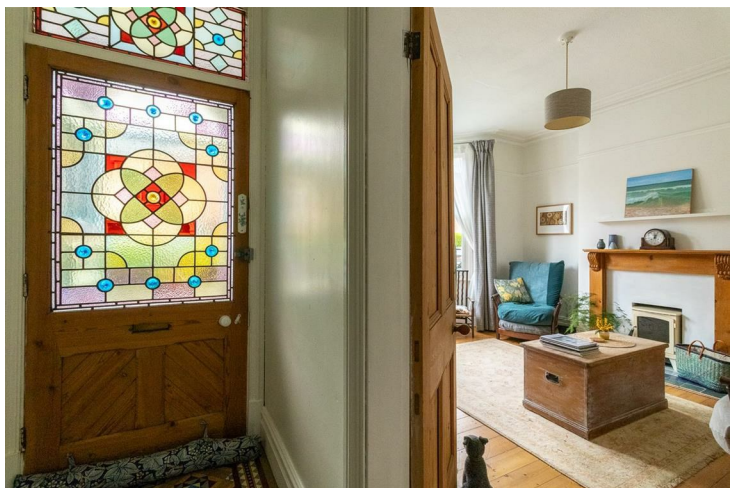
3'10" x 3'10" (1.19 x 1.19)

A panelled entrance door provides access to vestibule with Minton floor, coved cornice, dado rail and beautiful stained glass door to hallway.

Entrance Hall

21'10" x 5'7" (6.68 x 1.71)

With continuation of the Minton floor which is in good condition, original panelled staircase to first floor, central heating radiator, coved cornice, feature archway and door to useful cellar/basement.



Living Room

13'3" x 12'3" (4.05 x 3.75)

With feature wooden fire surround, tiled hearth and recess ideal for an electric fire, period two central heating radiators, coved cornice, picture rail, stripped wooden floorboards and sash bay window to front elevation.

Kitchen

13'6" x 11'2" (4.13 x 3.42)

Incorporating a range of freestanding, bespoke units, reclaimed teak benchtops, Villeroy& Boch triple Butler sink, freestanding dual-fuel range cooker with five burner gas hob (including wok burner), separate gas and electric ovens with extractor hood over, shelving and storage. Appliance space is suitable for fridge freezer, additional fridge and washing machine. Central heating radiator, coved cornice and window to rear elevation.



Dining Room

15'2" x 11'1" (4.63 x 3.38)

Located to the rear of the accommodation, spacious, with windows to side and rear offering fabulous views over the garden. French doors to garden. Lots of morning sun. Central heating radiator and fitted shelving.

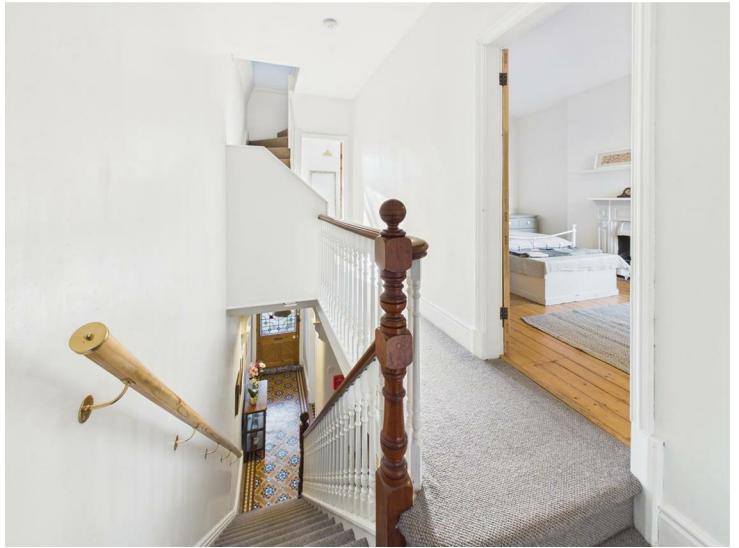


First Floor

Semi-Galleried Landing

6'6" x 5'7" (1.99 x 1.72)

A split-level landing with feature balustrade and staircase to second floor with beautiful stained-glass period skylight.



Principal Bedroom

20'0" x 12'5" (6.11 x 3.81)

An extremely spacious bedroom which could easily be converted to form two separate rooms and featuring an original cast iron fire surround with fitted cupboard to chimney breast alcove, central heating radiator, stripped wooden floorboards and two windows to the front elevation with thermal blinds.



Bedroom Two

13'6" x 11'3" (4.14 x 3.44)

Also featuring a cast iron fire surround with tiled hearth, stripped wooden floorboards and window to rear elevation with thermal blind.



Bedroom Three

10'3" x 8'7" (3.14 x 2.63)

Featuring a cast iron fire surround with tiled hearth, stripped wooden floorboards, thermal blinds, useful storage, central heating radiator and window to rear elevation.



Shower Room

8'1" x 3'1" (2.47 x 0.94)

Appointed with a low flush WC, pedestal wash handbasin, spacious walk-in shower cubicle with rainshower and handheld heads, bespoke copper towel radiator and window to side elevation.



Second Floor

Attic Room

15'9" x 12'10" (4.82 x 3.92)

A useful addition, ideal for use as a study, with extremely spacious storage areas to the eaves, two exposed purlins and two Velux windows to the rear elevation.



Outside

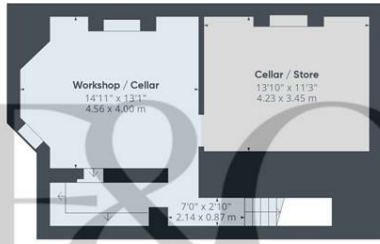
The property is set up from the road behind a small but well-stocked, brick-edged fore-garden/border with steps leading up to the impressive entrance door with a climbing rose that flowers for much of the summer.

To the rear of the property is a beautiful, walled garden which is extremely well-established and productive and features mature fruit trees, berries, some espaliered against a south-facing wall and meandering woodchip pathways between borders and raised beds. There is a wildlife pond. There are seating areas for morning and afternoon sun, an attractive storm porch, and a secure PVC-coated, galvanised-steel bike shed with storage for up to three bicycles or other equipment. There is gated access to a shared alleyway to the front.



Council Tax Band C





Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area^m

1831 ft²

170.1 m²

Reduced headroom

71 ft²

6.6 m²

(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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66 Arthur Street
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Council Tax Band: C
Tenure: Freehold

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

