



**Whitaker Road, DERBY, DE23 6AQ**

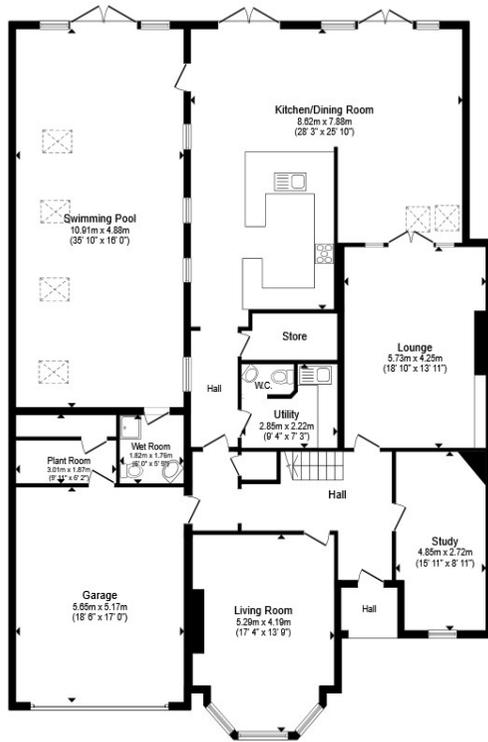
**welcome to**

**Whitaker Road, DERBY**

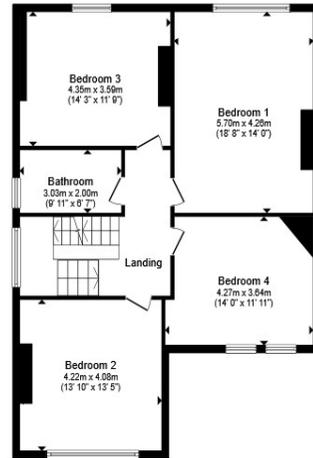
Elegant Edwardian Residence with Indoor Pool, Sauna & Expansive Family Living - Littleover, Derby

A rare opportunity to own a character-filled, three-storey home combining timeless charm with modern luxury and exceptional lifestyle features

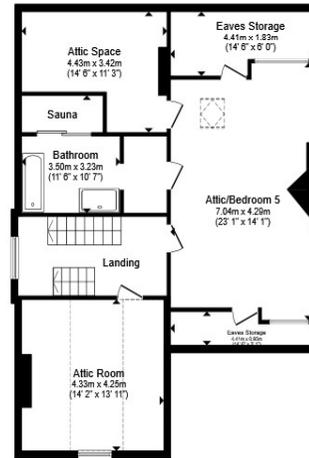




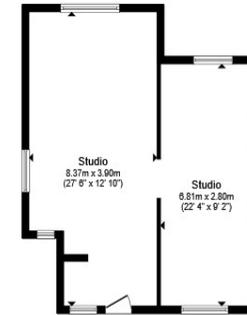
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

**Living Room**

17' 4" MAX x 19' 9" MAX ( 5.28m MAX x 6.02m MAX )

**Study**

15' 11" MAX x 8' 11" MAX ( 4.85m MAX x 2.72m MAX )

**Lounge**

18' 10" MAX x 13' 11" MAX ( 5.74m MAX x 4.24m MAX )

**Kitchen/ Diner**

28' 3" MAX x 25' 10" MAX ( 8.61m MAX x 7.87m MAX )

**Swimming Pool**

35' 10" MAX x 16' MAX ( 10.92m MAX x 4.88m MAX )

**Bedroom 1**

18' 8" MAX x 14' MAX ( 5.69m MAX x 4.27m MAX )

**Bedroom 2**

13' 10" MAX x 13' 5" MAX ( 4.22m MAX x 4.09m MAX )

**Bedroom 3**

14' 3" MAX x 11' 9" MAX ( 4.34m MAX x 3.58m MAX )

**Bedroom 4**

14' MAX x 11' 11" MAX ( 4.27m MAX x 3.63m MAX )

**Attic Bedroom 5**

23' 1" MAX x 14' 1" MAX ( 7.04m MAX x 4.29m MAX )

Total floor area 445.4 m<sup>2</sup> (4,795 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Whitaker Road, DERBY

- Stunning Edwardian 5-bedroom residence over three floors
- Private indoor swimming pool and sauna suite
- Expansive fitted kitchen/diner with high-quality finishes
- Multiple reception rooms including lounge, living room & study
- Two family bathrooms plus ground floor wet room

Tenure: Freehold EPC Rating: D

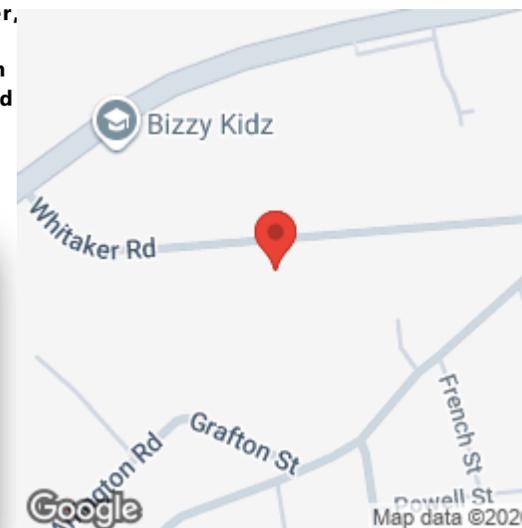
Council Tax Band: F

offers in the region of

**£825,000**



A beautifully extended early-1900s home that blends period charm with luxury modern living, set on a generous plot with offroad parking, large gardens and impressive eco-conscious features. The heart of the property is a stunning open-plan kitchen, dining and snug space with underfloor heating, integrated appliances and a lantern skylight, flowing directly into the exceptional 8m x 4m indoor pool suite with shower room, Velux windows and stretch ceiling. A separate reception room offers a cosy retreat with an original fireplace, high ceilings and bespoke shelving, complemented by two further spacious reception rooms at the front. Upstairs, four well-proportioned bedrooms feature original fireplaces or fitted storage, with the master offering a fitted wardrobe and triple glazing. The luxurious family bathroom includes a four-piece suite, steam shower, underfloor heating and full tiling. The top floor provides a fifth bedroom and an additional bathroom with a two-person sauna. Additional highlights include a double garage with EV charger, plant and thermal store for the pool, a detached studio outhouse with incinerator toilet, and a large rear garden with raised beds, greenhouse, three rainwater harvesting tanks and eight solar panels. Viewing is essential to appreciate the scale and lifestyle this remarkable home offers.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121485](https://www.bagshawsresidential.co.uk/Property/DBY121485)



Property Ref:  
DBY121485 - 0007

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