



35 Otter Street, Strutts Park, Derby, Derbyshire, DE1 3FD

Price £295,000

- Spacious Victorian Three Storey Property
- Located in the Strutts Park Conservation Area
- Entrance Vestibule & Hallway with Minton Tiled Floor
- Four Bedrooms
- Delightful Landscaped Rear Garden
- Wealth of Character & Charm
- Stylish Presentation
- Lounge, Dining Room & Dining Kitchen
- Period Style Four Piece Bathroom Suite
- Close to Darley Park & Derby City Centre

STYLISH PERIOD HOME - A beautifully presented four bedroom, three storey Victorian terraced property of style and character, located in the noted Strutts Park conservation area and within a short stroll of Darley Park, Darley Abbey Village and Derby City Centre - **VIEWING ESSENTIAL**

This late Victorian property built in the mid 1890's offers a wealth of character and charm with many period features. The property is constructed of brick beneath a pitched tile roof with the front elevation having double sash windows, stone lintels and sills.

The property benefits from gas central heating and an internal inspection with reveal entrance vestibule and entrance hallway with Minton tiled floor, lounge with feature period fireplace, separate dining room with period fireplace, well appointed dining kitchen with range cooker and doorway access to the cellar. The first floor landing leads to three bedrooms and a beautiful period style bathroom with walk in shower. There is a staircase leading to the second floor and an impressive attic master bedroom.

There is a small forecourt garden to the front and to the rear there is a pleasant walled garden enjoying a warm westerly aspect with two raised level decking areas, paved pathway, planting borders, timber framed shed and brick built outside wc/store.

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 Intu 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.

The property is well placed for easy access onto the A6, A38 and A52 leading to the M1.

THE ACCOMMODATION

GROUND FLOOR

Entrance Vestibule

Entrance through traditional wood panelled front door and Minton tiled floor, coving to ceiling, and original panelled and glazed door providing access to the entrance hallway.



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Entrance Hallway

Minton tiled floor, central heating radiator, coving to ceiling and ceiling arch, staircase off providing access to the first floor accommodation and doors giving access to the lounge and dining room.



Lounge

13'6 x 10'10 (4.11m x 3.30m)

Period cast iron fireplace featuring inset decorative tiles and tiled hearth with open grate, central heating radiator, two sash windows to front elevation, coving to ceiling, wall light points and stripped wooden flooring.



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Dining Room

12'4 x 10'11 (3.76m x 3.33m)

Period style arched fireplace with open grate and tiled hearth, central heating radiator, double glazed sash window to rear elevation and wooden flooring.



Dining Kitchen

20'8 x 10'2 maximum (6.30m x 3.10m maximum)

Fitted with a range of wall, base and drawer units with hardwood worktops with ceramic belfast style sink with swan neck mixer tap, chimney breast with inset gas range cooker, tiled splash backs with oak lintel above, integrated Bosch dishwasher, plumbing for an automatic washing machine, matching tall storage cupboards, central heating radiator, wood effect laminate flooring, double glazed sash windows to side and rear elevations, access to cellar and panelled door providing access to the rear garden.



FIRST FLOOR

Landing

A staircase rises from the entrance hall providing access to three bedrooms, bathroom and a built in storage cupboard and staircase leading to the second floor landing.



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Bedroom Two

12'4 x 9'2 (3.76m x 2.79m)

Central heating radiator and double glazed sash window to rear elevation.



Bedroom Three

13'5 x 8'3 (4.09m x 2.51m)

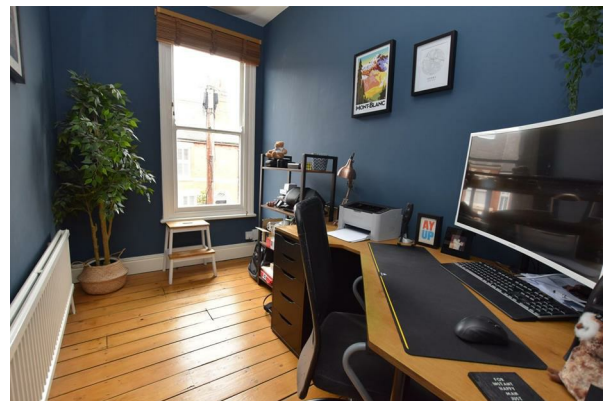
Central heating radiator, stripped wooden flooring and sash window to the front elevation.



Bedroom Four

9'9 x 5'10 (2.97m x 1.78m)

Central heating radiator, stripped wooden flooring and sash window to front elevation.



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Period Style Four Piece Bathroom

11'4 x 9'10 (3.45m x 3.00m)

A spacious character bathroom with feature cast iron roll top bath on claw and ball feet with period style mixer tap, pedestal wash hand basin, low flush wc, walk in shower with chrome mains fed shower unit and metro style tiled splashbacks, central heating radiator, smart speakers recessed into the ceiling, double glazed sash window to rear elevation, double door storage cupboard housing the Worcester Bosch combination boiler, feature cast iron fireplace and wood effect laminate flooring.



SECOND FLOOR

A staircase rises from the first floor landing providing access to the:

Landing

Velux style skylight window to the front elevation and doorway leading to the master bedroom.

Master Bedroom

16'7 into the eaves x 11'7 max (5.05m into the eaves x 3.53m max)

Velux skylights windows to the front and rear elevations and wood effect laminate flooring. Please note there are reduced ceiling heights into the eaves off the roofline.



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OUTSIDE



Frontage

Small forecourt garden with front wall and hedgerow boundary and access to the entrance vestibule.

Delightful Landscaped Rear Garden

To the rear of the property is a charming walled rear garden with impressive spilt level timber decked rear garden and timber framed pergola, mature planting beds. There is a large timber garden shed and rear pedestrian access.

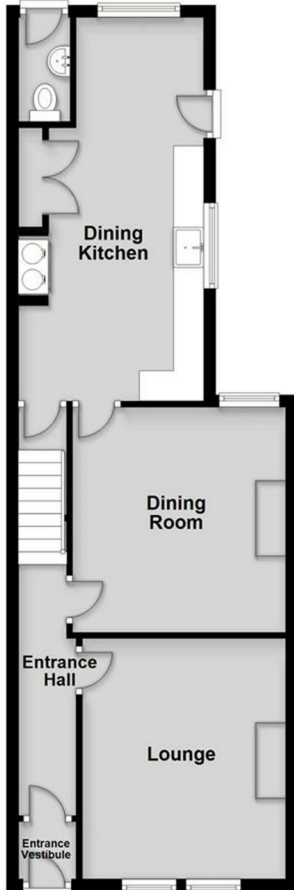


Outside WC/Store

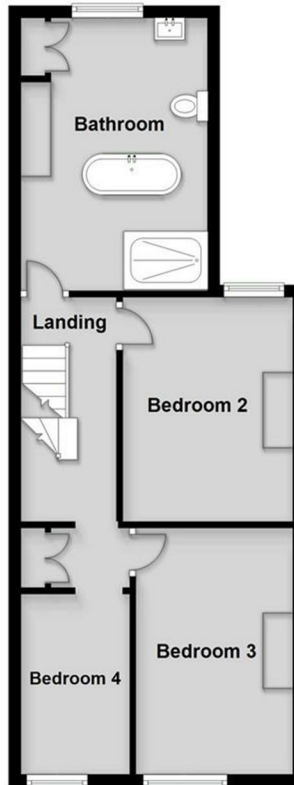
Accessed off the lower level decking area through latched door. Fitted with wall mounted wash hand basin and low flush wc.

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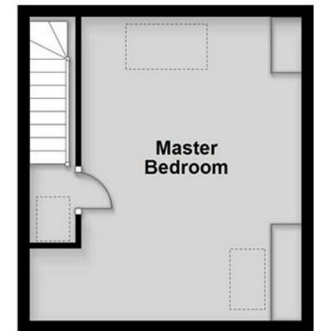
Ground Floor
Approx. 54.7 sq. metres (588.6 sq. feet)



First Floor
Approx. 50.2 sq. metres (540.5 sq. feet)



Second Floor
Approx. 22.8 sq. metres (245.2 sq. feet)



Total area: approx. 127.7 sq. metres (1374.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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