

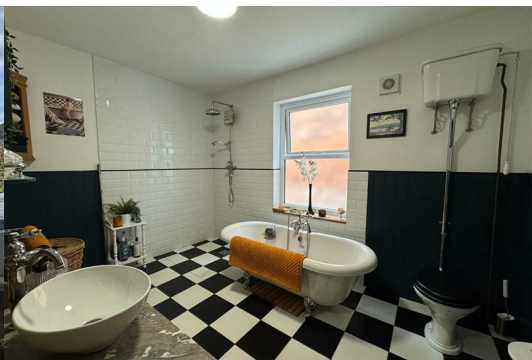


**70 Arthur Street, Derby, DE1 3EH**

**£380,000**



A charming period property exquisitely presented throughout with spacious accommodation arranged over three floors including a stunning living kitchen, large bathroom and loft conversion located in the sought after Strutts Park conservation area close to the city centre and the beautiful Darley Park.





# 70 Arthur Street, Derby, DE1 3EH

£380,000



## DIRECTIONS

The property is best approached from Duffield Road turning onto Belper Road, then left onto Kingston Street, the first right is Arthur Street where the subject property will be found a short distance on the left.

This delightful property benefits from replacement wood sash windows to the front elevation with strategic UPVC double glazing to the rear, gas central heating with impressive accommodation comprising, entrance vestibule leading into a formal hallway with access to a cellar, open plan living dining room with fitted cabinets and French doors, rear living kitchen with bespoke fitted units and granite work surfaces. To the first floor an attractive landing area leads to three generous double bedrooms and a luxuriously spacious bathroom. To the second floor is a fourth bedroom with eaves cabinets and en-suite wet room also with WC.

Externally there is a walled forecourt with pathway leading to the front door. The delightful rear walled garden offers a paved patio with useful side storage area, leading onto a lawn with colourfully planted borders and shed.

Arthur Street is within the popular and sought after Strutts Park conservation area neighbouring both the city centre and the beautiful Darley Park. There are useful local

amenities including a convenience store, petrol station with grocery shop and popular public houses.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Entering the property through an attractive timber panelled front door, Minton tiled floor, Lincrusta panelling, stained glass window and inner glazed timber door into:

#### FORMAL HALLWAY

With a continuation of the Minton tiled floor, stairs lead to the first floor with access to the cellar beneath, attractive archway and dado rail, moulded cornices and central heating radiator.

#### OPEN PLAN LIVING DINING ROOM

A beautiful open plan reception room with an original timber panelled flooring throughout.

#### LOUNGE AREA

12'7" x 11'11" (3.84m x 3.63m)

With twin replacement double glazed sash windows to the front elevation with shutter blinds, fitted bookcase and cabinet with media connections, period style radiator and additional radiator.

#### DINING AREA

12' x 11'4" (3.66m x 3.45m)

With a matching fitted bookcase and cabinet, feature fireplace and surround with tiled

hearth and working fire, French doors to the rear, radiator.

### LIVING KITCHEN

21'5" x 10'11" (6.53m x 3.33m)

A magnificent and large living kitchen having a fitted range of bespoke wall base and pantry store units with matching cupboard and drawer fronts, granite works surfaces and matching splashback, tiled walls, inset Belfast style sink, double electric oven, five burner gas hob with an extractor fan over, integrated fridge and freezer, dishwasher, also with deep cupboards sufficient enough to take a washing machine and tumble dryer, space for a large dining table and chairs, rear and side UPVC double glazed windows, door to garden, tiled floor, period style radiator, inset ceiling spotlights.

### FIRST FLOOR

#### LANDING

Attractive first floor landing area having a storage display area, stairs lead to the second floor with extensive storage cabinets

beneath, feature glazed skylight, radiator and independent access to all first floor rooms.

### BEDROOM ONE

11'11" x 11'4" (3.63m x 3.45m)

A generous double bedroom having a twin chimney breast recess, rear facing UPVC double glazed window, ample space for bedroom furniture, wooden flooring and radiator.

### BEDROOM TWO

12' x 10'9" (3.66m x 3.28m)

A beautifully presented bedroom having floor to ceiling fitted wardrobes and over-bed cabinets, wooden flooring, replacement double glazed sash window to the front elevation with shutter blinds, radiator.

### BEDROOM THREE

11'4" x 9'1" (3.45m x 2.77m)

A generously proportioned third bedroom having a rear facing UPVC double glazed window overlooking the garden, ample space for all bedroom furniture, radiator, also with access to the remaining loft area.





## BATHROOM

11'11" x 8'1" (3.63m x 2.46m)

A luxuriously spacious bathroom beautifully appointed with a deep clawfoot bath with shower attachment, a wet room showering area with recessed drain and mains overhead shower, period style WC, wash basin sat on a bespoke cabinet with natural counter top, UPVC double glazed window, period style column radiator with attached chrome towel rail.

## SECOND FLOOR

### BEDROOM FOUR

16' x 12'5" (4.88m x 3.78m)

From the first floor landing a staircase leads past a front facing replacement sash window with shutter blinds to a particularly spacious loft conversion bedroom with maple wood flooring, eaves cabinet storage and wardrobes, Velux windows to both elevations.

## EN-SUITE WET ROOM

10'8" x 3'8" (3.25m x 1.12m)

A cleverly appointed en-suite wet room with electric shower, low level WC and wash basin, tiled floor and walls, Velux window, extractor fan.

## OUTSIDE

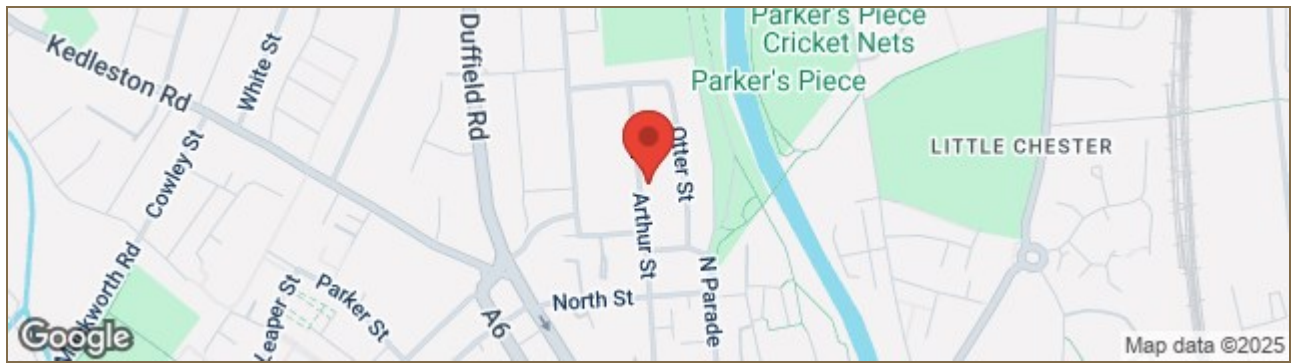
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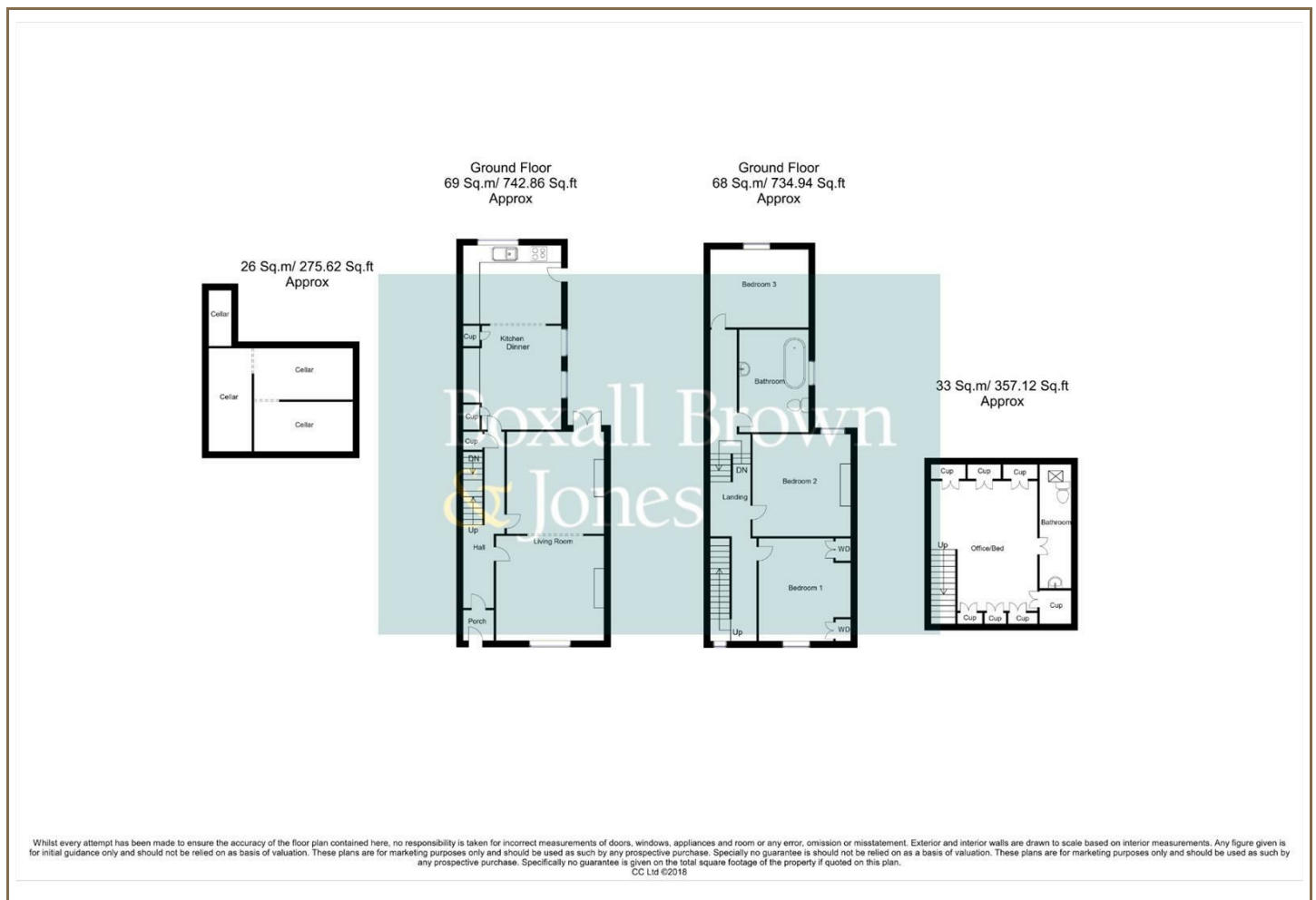




## Road Map



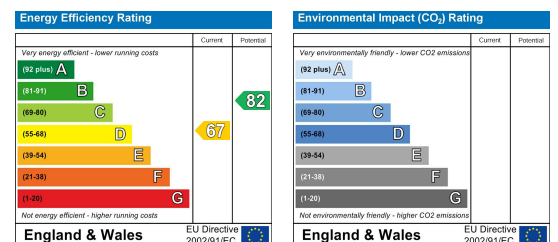
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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