



**BROMLEY STREET, DERBY**  
OFFERS IN EXCESS OF £350,000

3 BEDROOM | 2 BATHROOM | 2 RECEPTION



## WELCOME TO BROMLEY STREET

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STYLISH & MUCH IMPROVED PERIOD HOME – Nestled in the heart of the highly sought-after Six Streets area, this beautifully presented three double bedroom mid-terrace home seamlessly combines period charm with modern living. Rich in style and with beautiful period features, the property offers timeless character while meeting the demands of contemporary family life. Situated just a short walk from Derby city centre and its excellent range of amenities, this is a rare opportunity to acquire a home in one of the city's most desirable locations.

Extending to over 1,200 sq ft of stylish accommodation, the property comprises an entrance hallway, an elegant bay-fronted lounge with a log burner and plantation shutters, a separate dining room, and a stunning contemporary breakfast kitchen. To the first floor, the landing provides access to three generously sized double bedrooms and a modern family bathroom. The spacious primary bedroom further benefits from a beautifully appointed contemporary en-suite shower room.

Outside, the property enjoys a delightful south-facing landscaped rear garden, featuring a paved patio, lawn, composite decked seating area, and stylish horizontal slatted fencing, creating an ideal space for relaxing and entertaining.

## THE DETAIL

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This beautifully presented period home on Bromley Street effortlessly blends timeless character with high-quality contemporary upgrades, creating a stylish and welcoming family residence. Having been recently enhanced with replacement double-glazed windows.

The property is entered via a traditional wood-panelled front door, complemented by an attractive stencil-glazed window above. The entrance hallway immediately showcases the home's character, featuring a period-style mosaic tiled floor, wooden dado rail and staircase rising to the semi-galleried first-floor landing.

To the front, the elegant lounge is flooded with natural light from a bay window fitted with plantation shutters. Character features including a picture rail, decorative coving and a striking cast iron log burner set within a feature fireplace create a warm and inviting atmosphere. Double opening doors lead through to the separate dining room, a superb entertaining space featuring an ornamental recessed fireplace, period detailing and direct access to the rear garden.

The impressive breakfast kitchen has been thoughtfully updated with contemporary Carani two-tone handleless units, square-edge work surfaces and a comprehensive range of integrated AEG appliances including an electric oven, microwave, dishwasher and tall fridge-freezer. Oak-effect herringbone flooring enhances the stylish finish, while doors provide access to both the rear garden and useful cellar.

The first floor offers a semi-galleried landing leading to three well-proportioned double bedrooms and a beautifully appointed family bathroom. The spacious principal bedroom enjoys the added luxury of a contemporary en suite shower room with walk-in shower, matte black fittings and stylish tiled finishes.

Externally, the property enjoys a charming walled forecourt garden to the front and a superb south-facing rear garden. Designed for both relaxation and entertaining, the garden features a paved patio, pathway, composite decked seating area, lawned sections, planted borders and contemporary horizontal slat fencing, creating a private and attractive outdoor retreat.

CB+CO





### The Location

Tucked just off Kedleston Road, the Six Streets area is one of Derby's most sought-after neighbourhoods, valued for its strong sense of community and characterful period homes. A short walk leads to Derby city centre, where you'll find a mix of amenities, from the Derbion shopping centre to the boutique stores of the Cathedral Quarter and the vibrant bars and restaurants of Friar Gate.

Families can enjoy nearby Markeaton Park, offering plenty of green space and leisure facilities, while excellent transport links, including frequent bus services, provide easy access to major employers such as Rolls Royce, The Royal Derby Hospital, and the University of Derby. This popular location perfectly balances convenience with a welcoming community atmosphere.

### AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.



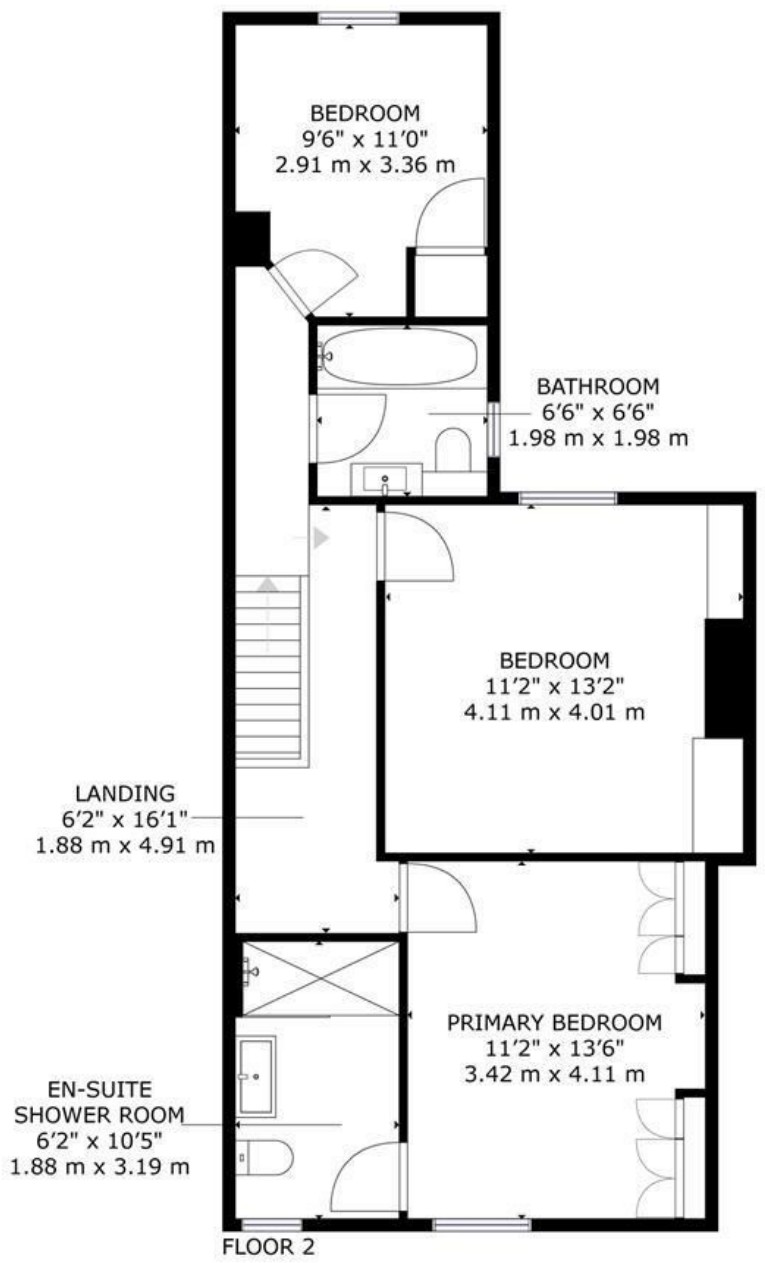
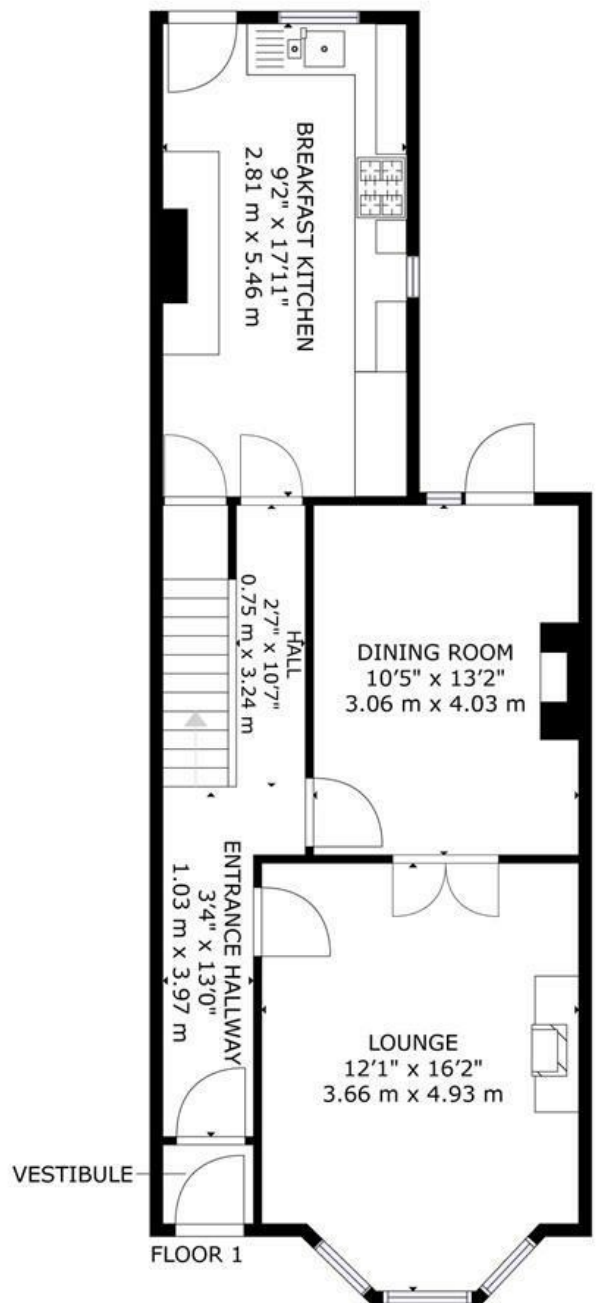












GROSS INTERNAL AREA  
 FLOOR 1: 613 sq.ft, 57 m<sup>2</sup>, FLOOR 2: 667 sq.ft, 62 m<sup>2</sup>  
 TOTAL: 1280 sq.ft, 119 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## THE PARTICULARS

APPROX

1280.00 sq ft

EPC RATING

E

COUNCIL TAX BAND

C

- Spacious & Beautifully Appointed Period Mid Terraced Home
- Stylish Presentation & Wealth of Character Features
- Set within the Sought after Six Streets Area
- Entrance Hallway with Beautiful Tiled Floor
- Beautiful Lounge with Bay Window & Log Burner
- Stylish Dining Room, Stunning Contemporary Breakfast Kitchen
- Three Double Bedrooms & Contemporary Bathroom
- Primary Bedroom with Contemporary En-Suite Shower Room
- Stunning Landscaped Rear Garden with Stylish Fencing, Lawn & Patio Area
- Easy Access to Derby City Centre - Close to Markeaton Park & Darley Park

## DARLEY ABBEY MILLS

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### THE MILLS

First Floor  
Darley Abbey Mills  
Middle Mill  
Derby, DE22 1DZ

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

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### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

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