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Cowley Street
Off Kedleston Road, Derby
Guide Price £250,000

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MOST SPACIOUS PERIOD TERRACE WITH LARGE TWO STOREY OUTBUILDING - A highly attractive period end-terrace home offering over 1,200 square feet of accommodation, along with a substantial detached two-storey outbuilding in the rear garden. The property has recently been redecorated in a tasteful neutral style and provides ready-to-move-into accommodation. It would be ideally suited to a family or an investor and is situated in this highly sought-after and convenient location off Kedleston Road, close to several Derby University Sites and within easy reach of Derby city centre.

The property benefits from gas central heating and uPVC double glazing, and briefly comprises: entrance vestibule, welcoming hallway, lounge with a feature period fireplace, dining room with a further feature period fireplace, fitted kitchen, utility area, and a ground floor shower room. There is also a cellar and a privately owned side passage providing access to the rear. Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a family bathroom.

Externally, the property has a small walled forecourt garden with access to both the side passage and entrance vestibule. To the rear, there is a low-maintenance, patio-style garden with access to a large detached brick-built outbuilding/store. This building offers significant potential for conversion, subject to the necessary planning consent.





The Detail

Access is gained via a traditional wood-panelled front door, which opens into an entrance vestibule featuring an arched window above, allowing plenty of natural light to flow in. A further glazed door leads into a spacious entrance hall, which houses the alarm keypad and provides access to the lounge, dining room, kitchen, private side passage, cellar, and the staircase to the first floor.

The lounge is situated at the front of the property and features a cast iron fireplace, decorative ceiling detailing, and a uPVC double-glazed window. The dining room also benefits from a cast iron fireplace, along with a ceiling rose, coving, and a double-glazed window, creating a well-proportioned second reception room.

The kitchen is fitted with a range of maple-effect units with stainless steel handles, an integrated electric oven, gas hob with extractor hood, and an integrated fridge and freezer. There is also a stainless steel sink with a mixer tap, as well as space and plumbing for additional appliances. The room further benefits from tiled flooring, a side-facing window, and doors providing access to both the rear garden and the utility/boiler room. This area houses a wall-mounted combination boiler and leads through to a ground floor shower room, fitted with a shower cubicle, WC, and wash hand basin.

To the first floor, the landing provides access to three bedrooms, the family bathroom, and the loft. The spacious primary bedroom is located at the rear and includes built-in storage and a fireplace. Bedroom two is a generous double situated at the front of the property, also featuring a fireplace and built-in storage. The third bedroom, also well proportioned, is located at the front. The bathroom is fitted with a three-piece suite, including a shower over the bath. The landing also offers excellent potential to install an additional staircase, allowing for conversion of the loft into further accommodation, subject to the necessary planning consent.

The cellar is accessed from the hallway and provides useful additional storage, as well as housing the gas and electricity supply.

Externally, the property features a small walled forecourt garden, with access to both the side passage and entrance vestibule.

To the rear, there is an enclosed, patio-style garden with access to a large detached brick-built outbuilding/store. This building offers significant potential for conversion into a home office, studio, or annexe, subject to the necessary planning permissions.







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The Location

The property is located in this sought after and popular area off Kedleston Road, positioned just a short walk away from the City centre offering easy access to a full range of amenities including comprehensive shopping facilities along the Corn Market and the Derbion shopping centre with its major retail outlets and state of the art cinema.

The property is located within easy walking distance of Markeaton Park and the beautiful Darley Park and its riverside walks. Darley Abbey Mills, a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills.

The Cathedral Quarter also boasts a selection of up-market clothing outlets together with a selection of cafes bars and public houses. Friar Gate is the place to be for those who enjoy relaxing and indulging in stylish restaurants and bars.

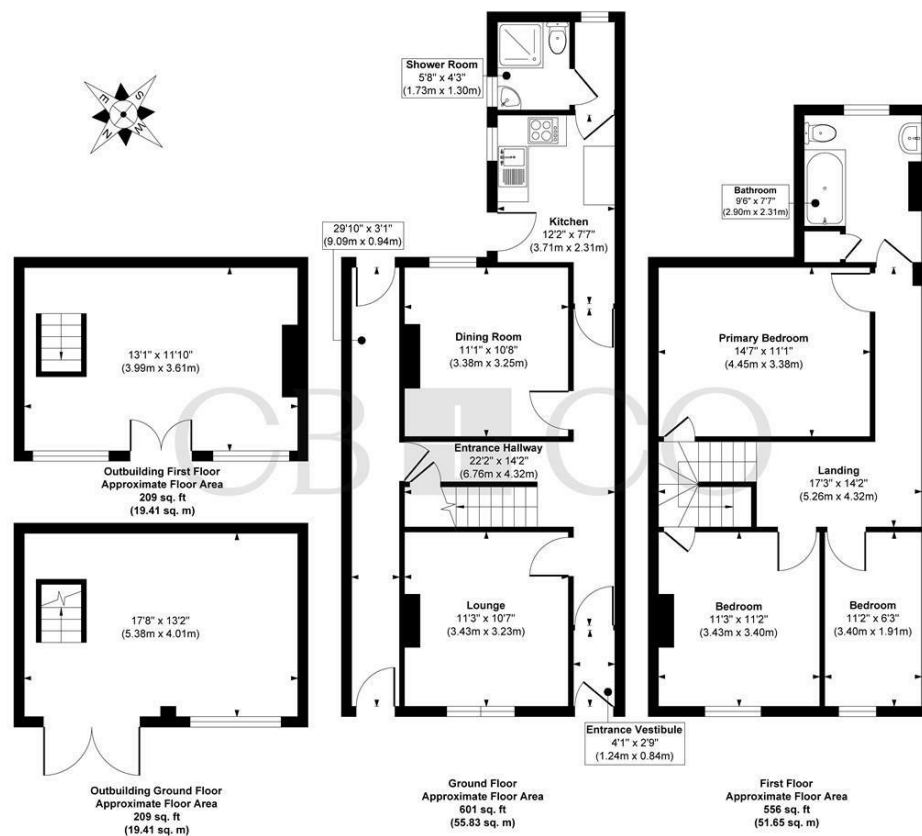
The property also offers easy access on the A6, A38, A50, A52 leading onto the M1 Motorway and access to East Midlands Airport.







Cowley Street, Off Kedleston Road, Derby



Approx. Gross Internal Floor Area 1575 sq. ft / 146.30 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Most Spacious End Terraced Home with Large Brick Built Outbuilding
- Ideal Investment Property or Family Home
- Tasteful Neutral Presentation - Recently Redecorated
- Entrance Hallway, Exclusive Side Passaged Entry & Cellar
- Lounge, Dining Room, Fitted Kitchen, Utility Area & Ground Floor Shower Room
- Three Well Proportioned Bedrooms & Bathroom
- Enclosed Gardens with Large Two Storey Brick Built Outbuilding with Exciting Potential
- Close to Derby City Centre & Allestree
- Close to Markeaton Park & Derby University Sites
- No Chain Involved

Size

Approx 1560.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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Let's *Talk*

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