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£320,000

Potter Street, Derby DE21 7LH

Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Potential Development Opportunity
- 3 Bedrooms, One With Washing Facility
- Detached Family Home
- Lounge/Dining Room
- Conservatory]
- Beautiful Walled Garden
- Driveway
- Ideal Family Purchase
- Walking Distance To Spondon Village
- Council Tax Band C

## Property Description

Located within the highly regarded Derby suburb, this extended three-bedroom detached family home enjoys a central position close to Spondon Village Centre and its range of local amenities.

## Main Particulars

Derbyshire Properties are pleased to offer this well-presented detached home, offering generous living accommodation throughout. The ground floor features an inviting entrance hallway, a fitted kitchen, a bright open-plan lounge and dining area, and a rear conservatory.

Upstairs, the landing provides access to three bedrooms and a family bathroom.

Externally, the property sits on a generous plot with a block-paved driveway, complemented by an attractively landscaped front garden. The driveway provides off-road parking for five vehicles: two/three on one side of the double gates and three on the other (garden) side. The rear garden is fully enclosed by feature walling and includes a private lawn, patio seating, timber garden sheds, and mature planting – perfect for outdoor entertaining and family life.

The property is also offered as a development opportunity, with the current owner in the process of applying for outline planning permission. This represents an exciting prospect for purchasers looking to add value or tailor a scheme to their own requirements. The guide price reflects the property in its current status and is expected to increase once planning consent has been granted.

The property is situated on the historic Potter Street in Spondon, a designated conservation area, with many charming period buildings nearby including The Malt Shovel PH, mansions 'Linden' and 'The Homestead', and St. Werburgh's church with its striking spire visible from the house. The village hall, library and excellent local schools are all within a short walk, making this a particularly desirable and community-focused location.

Ideal for a young family, this home is highly recommended for internal viewing to fully appreciate the space and quality on offer.

### Location

This property enjoys a prime position on Potter Street in Spondon, one of Derby's most charming and historically significant streets, forming part of a designated conservation area. Potter Street and Church Street are not just any streets; they are steeped in history and character. Many of the buildings, including the impressive mansion 'Linden' and other neighbouring historic homes, reflect the area's rich architectural heritage. The house itself occupies a site with its own story, previously home to two cottages before the current property was built in 1963, giving it a unique place in the street's narrative. A small publication, Church Street and Potter Street, Spondon, devotes three pages to this property and highlights the historical significance of the surrounding buildings, underlining the special character of this location.

### Location Continued...

Spondon village is well regarded for its sense of community and character. The property is just a short walk from three churches, including the historic St. Werburgh's at the end of Potter Street, whose spire is visible from the front bedroom window, providing a striking and familiar local landmark. The village is also home to West Park School(0.4 miles), a highly regarded senior school with consistently excellent Ofsted results, making it an ideal choice for families.

Potter Street offers a rare combination of historic charm, community spirit, and convenience. Its conservation status ensures that the character of the street is preserved, while its proximity to local amenities, schools, and village facilities makes it a particularly desirable location. Prospective purchasers will appreciate the

historical setting, the architectural interest of neighbouring properties, and the sense of belonging that comes with being part of Spondon village.

## Ground Floor

### Entrance Hall

Entered via a uPVC front door with adjoining obscured glazed panel, leading into a light and airy hallway. Features include a staircase to the first-floor landing with useful under-stairs storage cupboard, wood flooring, wall-mounted radiator and decorative coving.

### Lounge/Diner

#### Living Room

With a double-glazed window to the front elevation, decorative coving, engineered wood flooring and TV point. The focal point of the room is a wall-mounted gas fire with attached back boiler, set within a decorative wooden surround with marble backdrop and raised marble hearth.

#### Dining Area

Open to the living room with continuation of the flooring, wall-mounted radiator and decorative coving. Internal French doors with side panels provide access into the conservatory.

#### Conservatory

With timber-framed windows and a pitched roof. Benefiting from wall-mounted radiators and a door opening directly onto the rear garden.

#### Kitchen

Fitted with a comprehensive range of wall- and base-mounted solid oak units, installed in 2019, with roll-top work surfaces incorporating a one-and-a-half bowl sink with mixer tap and tiled splashbacks. The room features stone flooring, with the 'Winchester' wall tiles, windowsill and skirting tiles crafted in Devon. There is under-counter space and plumbing for a washing machine, a gas cooker point with extractor hood over, and space for a fridge/freezer. Additional features include decorative coving and a bespoke window and door to the rear elevation.

## First Floor

### Landing

Accessed from the entrance hall and featuring a double-glazed obscured window to the side elevation, wall-mounted radiator, decorative coving and doors leading to all bedrooms and the bathroom.

#### Bedroom 1

Double-glazed window to the front elevation, decorative coving, wall-mounted radiator and space for bedroom furniture.

#### Bedroom 2

Double-glazed window to the rear elevation, wood-effect laminate flooring, vanity wash hand basin with tiled splashback and wall-mounted radiator.

#### Bedroom 3

Double-glazed window to the front elevation.

## Bathroom

Comprising a three-piece suite including WC, pedestal wash hand basin and panelled bath with wall-mounted electric shower over and glazed shower screen. Fully tiled walls, double-glazed obscured window, a floor to ceiling cupboard and wood-effect laminate flooring.

## External

### Outside

To the front, the property benefits from a substantial block-paved driveway providing parking for up to five vehicles, two to three on one side of the double gates and three on the other side, with timber gates offering access to the rear garden. The front garden has been professionally landscaped with inset steps and a variety of established shrubs and plants.

The rear garden is predominantly laid to lawn and features two timber garden sheds, outside lighting, an external water tap, and three outdoor electricity sockets. Enclosed by attractive walling, the garden enjoys a high degree of privacy, creating a secure and pleasant outdoor space.

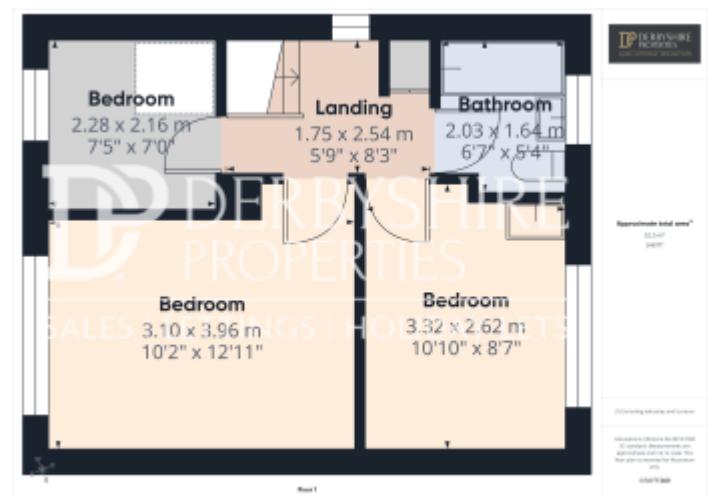
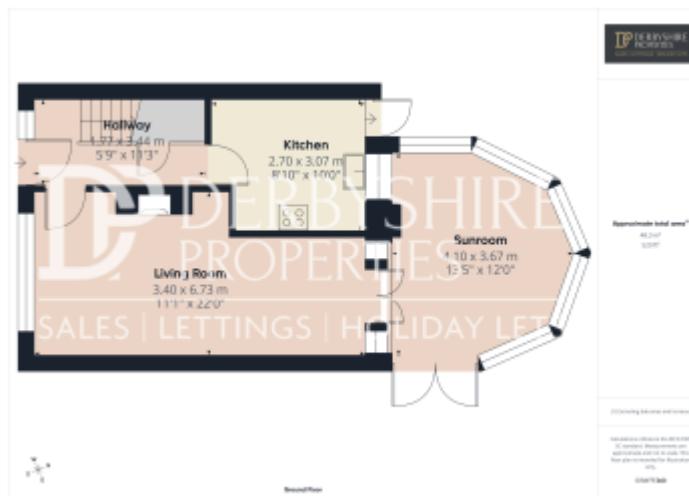
## Additional Information

Outline planning permission is currently being sought by the owner; further details will be made available as the application progresses. Interested parties should note that the asking price will be reviewed and adjusted upon the granting of planning consent. Prospective buyers are advised to make their own enquiries with the local planning authority and satisfy themselves as to the suitability of the proposal for their intended use.

## Disclaimer

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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