



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
 E: allestree@hannells.co.uk
 T: 01332 556633

Viewings Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £185 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

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You are NOT obliged to use our preferred partner services.

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

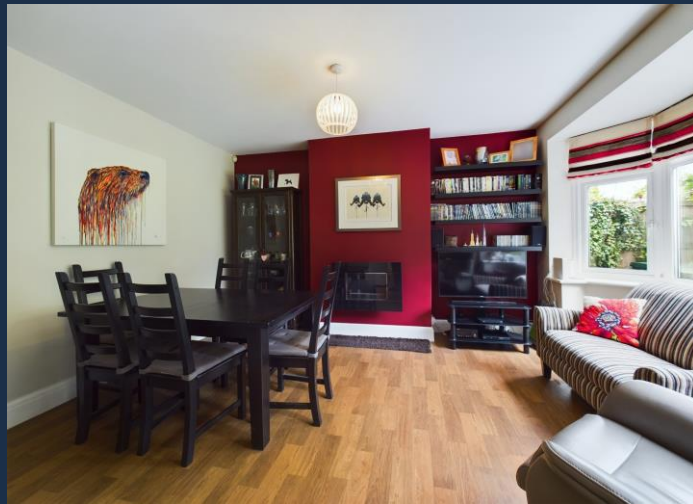
2 Mileash Lane, Darley Abbey, DE22 1DD | **O.I.E.O £450,000 Freehold**

Situated close to the heart of the village of Darley Abbey and the wonderful Darley Park is this extended, four bedroom semi detached property, brought to the market with no upward chain.

- Extended Four Bedroom Semi Detached Property
- No Upward Chain
- Suitable For A Growing Family
- EPC Rating D
- Council Tax Band C



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



Full Description

Situated close to the heart of the village of Darley Abbey and the wonderful Darley Park is this extended, four bedroom semi detached property, brought to the market with no upward chain. Suitable for a growing family, the property boasts some original features including bay windows and doors and benefits from off road parking with a garage, private rear garden, uPVC double glazing and gas central heating.

In brief, the accommodation comprises; entrance porch, entrance hallway with hardwood flooring, downstairs cloakroom/wc, lounge with a bay window, a sitting room with a bay window and an open plan kitchen diner. Found to the first floor are four bedrooms with the master bedroom having an en-suite shower room, first floor landing and a family bathroom having a three piece suite.

To the front of the property is a driveway providing off road parking together with a detached garage, lawned fore garden with flower beds and an apple tree. The rear is accessed from the side of the property where a private garden can be found which is laid to lawn and has a patio area, fenced boundaries and mature shrubbery beds.

Mileash Lane is conveniently located close to local shops, well regarded schools, public transport routes and road links with the A6 and A38 road networks. An internal viewing is highly recommended to fully appreciate the size and standard on offer.

Measurements & Details

Entrance Porch:

Entrance Hallway: 6' 1" x 12' 9" (1.85m x 3.88m)

Lounge: 15' 5" x 14' 3" (4.70m x 4.34m)

Sitting Room: 10' 10" x 12' 5" (3.30m x 3.78m)

Cloakroom/WC: 2' 10" x 4' 4" (0.86m x 1.32m)

Dining Room: 10' 10" x 14' 7" (3.30m x 4.44m)

Kitchen: 12' 10" x 9' 4" (3.91m x 2.84m)

First Floor Landing:

Bedroom One: 15' 4" x 14' 5" (4.67m x 4.39m)

En Suite Shower Room: 5' 6" x 7' 9" (1.68m x 2.36m)

Bedroom Two: 11' 0" x 13' 8" (3.35m x 4.16m)

Bedroom Three: 10' 8" x 11' 11" (3.25m x 3.63m)

Bedroom Four: 6' 2" x 7' 3" (1.88m x 2.21m)

Bathroom: 6' 1" x 7' 4" (1.85m x 2.23m)

2 Mileash Lane, Darley Abbey, DE22 1DD | Offers in excess of £450,000 (Freehold)

A Moving Experience