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The Crest  
Darley Abbey Derby



## Property Description

In brief, the property features a spacious lounge, modern kitchen, two well-proportioned bedrooms, and a stylish bathroom. Outside, enjoy a private rear garden, off-road parking, and a garage. Conveniently located close to local shops, parks, and excellent transport links, this is a perfect home for downsizers or first-time buyers alike.

### Entrance Hall

Welcoming and neatly presented, the entrance hall provides access to the main living area, setting a warm tone for the rest of the home.

### Lounge

17' x 11' 9" ( 5.18m x 3.58m )

A generously sized lounge with plenty of natural light, offering a comfortable and inviting space for relaxing or entertaining. The room features neutral décor and a large window overlooking the front garden.

### Kitchen

18' x 8' 8" ( 5.49m x 2.64m )

The open-plan kitchen is both modern and functional, fitted with sleek units, quality appliances, and ample worktop space.

### Bedroom One

12' 1" x 11' 1" ( 3.68m x 3.38m )

A spacious double bedroom situated at the rear of the property, with views over the

garden. Features include built-in storage and a calm, neutral colour palette

### Bedroom Two

12' 5" x 8' 8" ( 3.78m x 2.64m )

A well-proportioned second bedroom, perfect as a guest room, home office, or dressing room.

### Bathroom

Contemporary in style, the bathroom includes a modern suite with a walk-in shower, sleek tiling, and quality fixtures throughout.

### Conservatory

Bright conservatory leading to the South facing garden, which benefits from underfloor heating.

### Garage

15' 7" x 15' 1" ( 4.75m x 4.60m )

The property benefits from a spacious garage with ample room for storage or a workshop setup, along with off-road parking to the front.

### Garden

A private rear garden, ideal for enjoying outdoor living, with space for seating, planting, or even future landscaping.









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Tenure: Freehold



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