



3 Bed House - Detached

223 Duffield Road, Darley Abbey, Derby DE22 1JE

Offers Around £575,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Detached Home
- Potential to Extend (Subject to Planning Permission)
- Close to Darley Park & Allestree Park
- Two Reception Rooms
- Fitted Breakfast Kitchen & Utility Room
- Three Double Bedrooms & Fitted Four-Piece Family Bathroom
- Private Mature Garden Plot
- Large Driveway
- Attached Brick Garage
- No Chain Involved

BEAUTIFUL PROPERTY & GARDEN – A highly appealing, three double bedroom detached property of style and character set in a mature private garden plot, located in the extremely popular residential area of Darley Abbey.

The property does benefit from excellent potential to be extended, if desired (subject to planning permission).

The well maintained double glazed and central heated living accommodation offers entrance hall with staircase leading to first floor, cloakroom/WC, lounge, separate dining room, fitted breakfast kitchen, utility, passage landing, three double bedrooms, study and fitted four-piece family bathroom.

The property is set well back from the attractive tree-lined Duffield Road behind a deep lawned fore-garden with a large tarmac driveway leading to an attached garage.

A lovely good sized private warm westerly-facing rear garden enjoys shaped lawns and sun patio.

The property is well situated between Darley Park and Allestree Park.

The Location

The property is nicely located off the attractive, tree-lined Duffield Road (A6) and would ideally suit a young family. Its location is close to Darley Park, Allestree Park and Markeaton Park. Easy access to Walter Evans Primary School and Darley Abbey Village which is located within a World Heritage Site. Regular bus services only a 5 minute walk away. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course. Darley Park, which is situated close by, offers walks along the River Derwent and Darley Abbey Mills with its gourmet restaurant and wine bars. Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Rolls-Royce, University of Derby, Royal Derby Hospital, Pride Park and Toyota.

Accommodation

Ground Floor

Entrance Hall

16'8" x 4'3" (5.10 x 1.31)

With solid oak entrance door with arched leaded window over, large inset doormat, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, radiator, under-stairs storage cupboard, character triangular multipaned obscure window with brick surrounds and staircase leading to first floor with attractive balustrade.



Cloakroom

9'5" x 4'1" (2.89 x 1.25)

With low level WC, pedestal wash handbasin, tiled flooring, high ceilings, open archway, two double glazed obscure windows both having tiled sills, coat hangers and internal panelled door.



Lounge

21'3" x 11'11" (6.49 x 3.64)

With chimney breast with charming brick fireplace and inset living flame gas fire with raised brick hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, fitted book shelving, radiator, character sash style window to side with fitted blind, double glazed bay window incorporating double glazed door giving access to private garden and internal panelled door.



Dining Room

14'5" x 11'10" (4.41 x 3.61)

With chimney breast with feature fireplace and surrounds with inset living flame gas fire and raised tiled hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator double glazed bay window with leaded finish with aspect to front and internal panelled door.



Breakfast Kitchen

14'11" x 10'10" (4.55 x 3.31)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, gas cooker, plumbing for dishwasher, tiled flooring, radiator, deep skirting boards and architraves, high ceilings, coving to ceiling, period sash style obscure window to side, double glazed window with tiled sill overlooking private garden, wall mounted Worcester combination boiler and half glazed internal door.



Utility Room

14'4" x 8'4" (4.38 x 2.55)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, space for tumble dryer, matching tiled flooring, double glazed window to front, double glazed window to rear, oak door with inset window with access to front and stable door with access to rear garden.



First Floor

Landing

With deep skirting boards and architraves, high ceilings, attractive balustrade, access to roof space and double glazed window to front.

Double Bedroom One

14'10" x 11'10" (4.54 x 3.62)

With a good range of fitted bedroom furniture to include two double wardrobes, dressing table and a range of chest of drawers, deep skirting boards and architraves, high ceilings, radiator, two double glazed windows overlooking private rear garden and internal panelled door.



Double Bedroom Two

12'11" x 11'11" (3.96 x 3.65)

With chimney breast with charming period display fireplace, fitted double wardrobe with cupboard above, deep skirting boards and architraves, high ceilings, radiator, two double glazed windows overlooking front garden and internal panelled door.



Double Bedroom Three

10'11" x 9'8" (3.35 x 2.97)

With corner storage cupboard with shelving, deep skirting boards and architraves, high ceilings, picture rail, radiator, double glazed window overlooking private rear garden and internal panelled door.



Box Room/Study

5'10" x 4'1" (1.80 x 1.27)

With deep skirting boards and architraves, high ceilings, shelving, double glazed window and internal panelled door.

Family Bathroom

7'10" x 7'6" (2.41 x 2.30)

A four-piece bathroom in white with bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, double shower cubicle with chrome fittings including shower, fully tiled walls with matching tiled flooring, high ceilings, spotlights to ceiling, heated chrome towel rail/radiator, double glazed obscure window and internal panelled door.



Front Garden

The property is set well back from the attractive tree-lined Duffield Road behind a deep lawned fore-garden with a varied selection of shrubs, plants, trees and a large tarmac driveway leading to an attached brick garage. There is a small brick store to the side of the property.



Rear Garden

Being of a major asset and sale to this particular property is its lovely, generous sized private warm westerly-facing rear garden. The garden enjoys wide shaped lawns with a varied selection of shrubs, plants, trees and sun patio.



Large Driveway

A large driveway provides car standing spaces for approximately four/five cars.



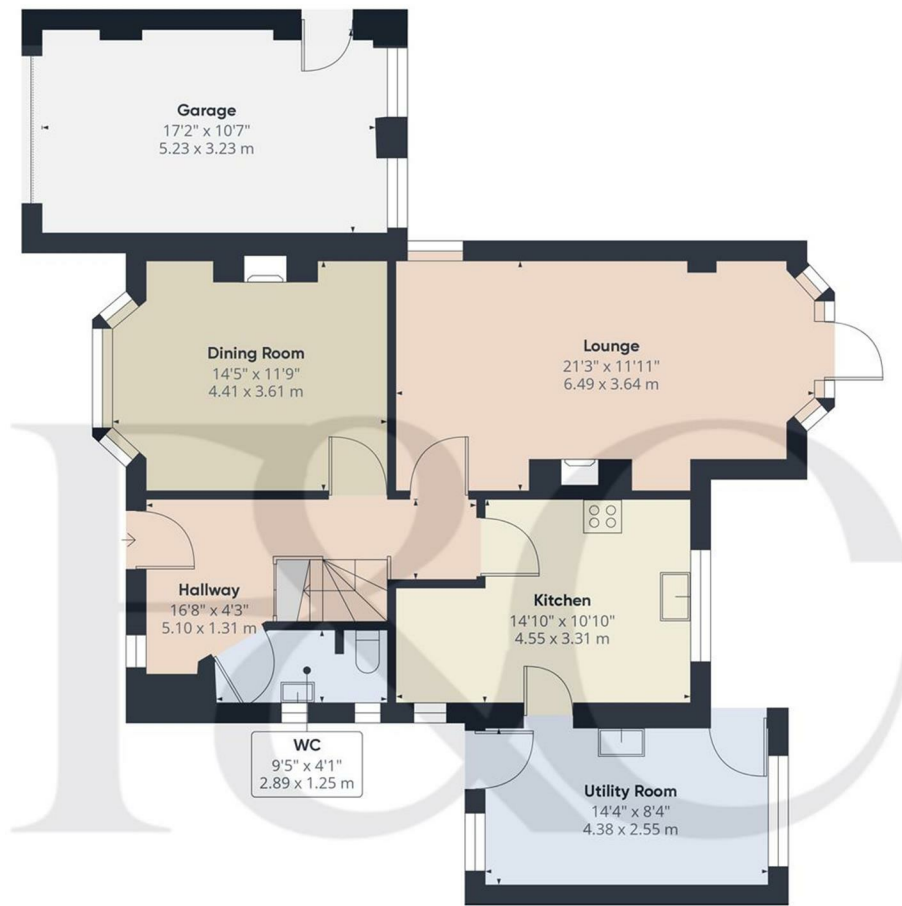
Attached Brick Garage

17'1" x 10'7" (5.23 x 3.23)

A good sized garage with concrete floor, power and lighting, boarded roof space for storage, two character leaded windows to rear, side access door and up and over front door.

Council Tax Band - F

Derby City



Floor 0

Approximate total area⁽¹⁾

999.38 ft²
92.85 m²

Reduced headroom

0.89 ft²
0.08 m²

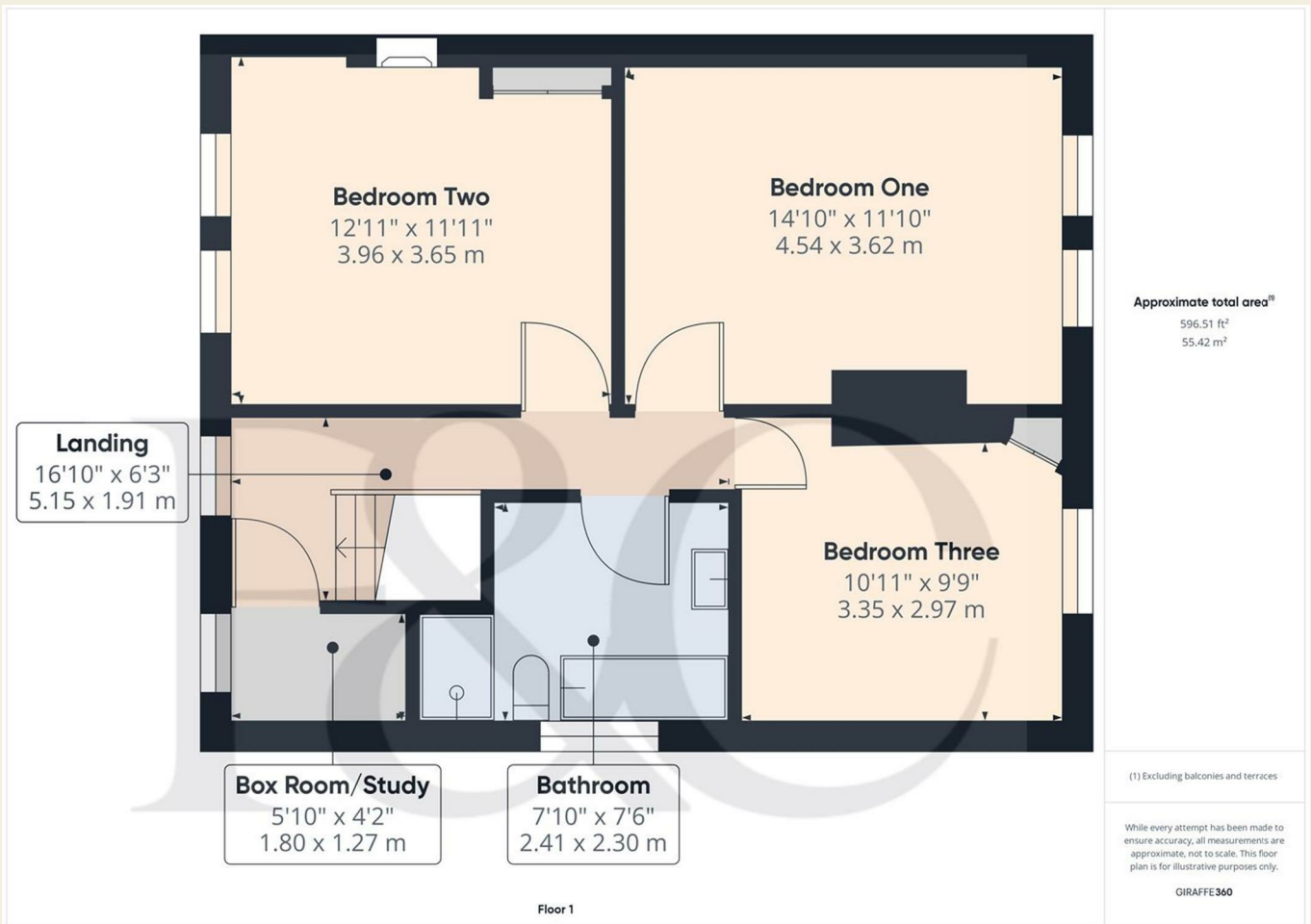
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

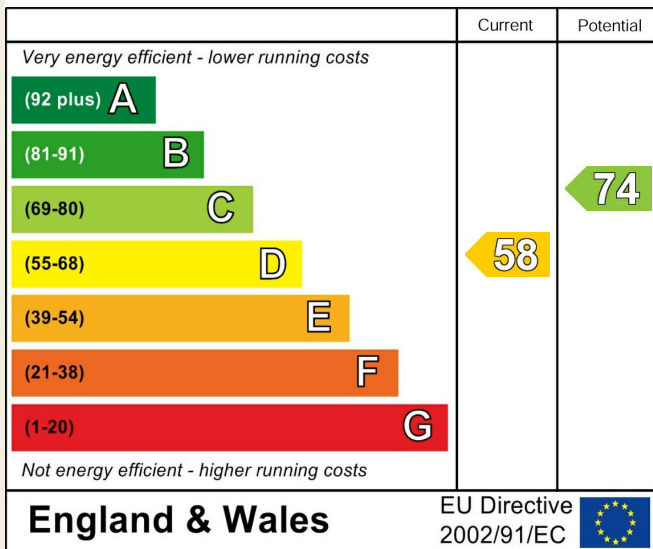
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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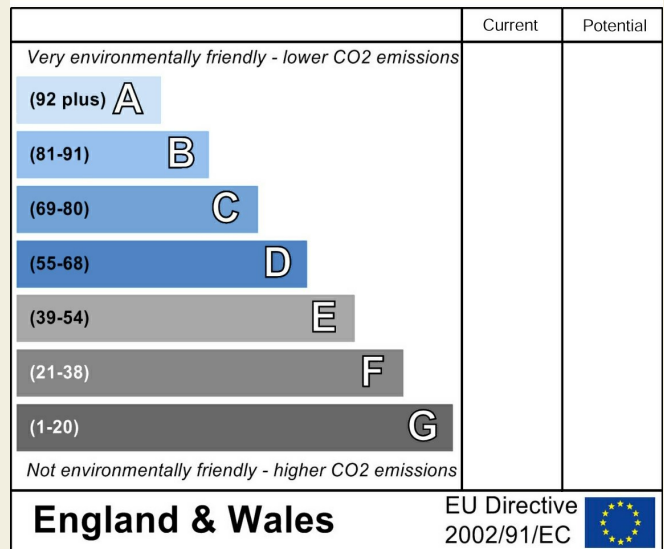
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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