

Fletcher & Company

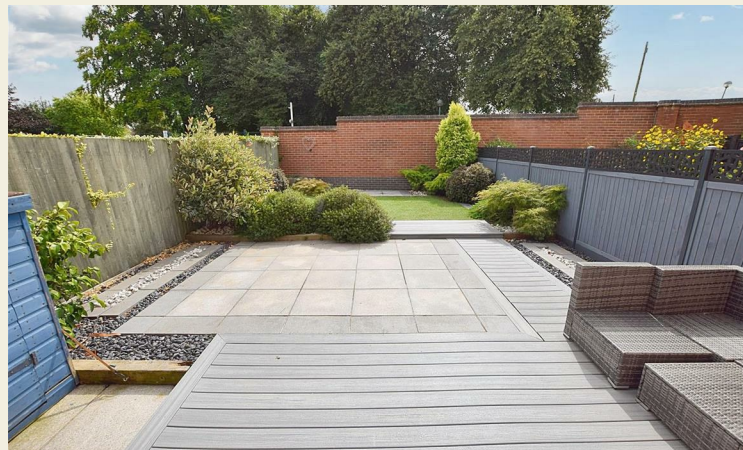
21 Songbird Close, Darley Abbey, Derby, DE22 1LB

Offers Around £325,000

Freehold



- Stylish Three Storey Semi-Detached Home
- Popular Cul-de-Sac - Private Aspect!
- Close to Darley Park & Darley Abbey Village
- Spacious Lounge
- Fitted Kitchen/Dining Room, Utility Room
- Four Bedrooms
- Fitted En-Suite & Fitted Family Bathroom
- Professionally Designed South-Facing Landscaped Garden
- Attractive Double Width Driveway
- Integral Garage with Electric Door





Summary

Beautiful three storey, four bedroom semi-detached property with private landscaped garden, close to Darley Abbey Village and Darley Park.

The property occupies a sought after cul-de-sac, off Duffield Road (A6) and would ideally suit the professionals or family.

The living accommodation in brief on the ground floor features entrance hall, fitted guest cloakroom, utility room and bedroom four with French doors. The first floor landing leads to a spacious lounge and fitted dining kitchen. The second floor landing leads to the master bedroom with en-suite, two further bedrooms and bathroom.

To the rear of the property is a professionally designed garden featuring three-tiered patio areas, composite decking, artificial lawn and well stocked borders containing plants and shrubs bound by stylish fencing and brick walling.

An attractive double width driveway provides car standing spaces for two cars.

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The Location

The property is situated off the very attractive tree-lined Duffield Road. Darley Abbey village is a convenient and sought after residential area situated approximately 1 mile north from Derby City centre and offers a general store, historic church, public houses (The Broadway) and a regular bus service operates along Duffield Road (A6).

The beautiful Darley Park which borders Darley Abbey village offers a cafe, fine dining at the restaurant Darley's, wine bars, cricket ground, children's play area, canoe club and pleasant walks along the banks of the River Derwent. It also has a nature reserve known as Nutwood.

Excellent educational facilities are close at hand to include primary schools (Walter Evans in Darley Abbey and St Mary's Catholic School) and secondary education at St Benedict's and Woodlands in Allestree.

Excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway.

Accommodation

Ground Floor

Entrance Hall

18'3" x 4'2" (5.57 x 1.29)

Panelled and double glazed entrance door provides access into the entrance hall with radiator, staircase leading to the first floor with under-stairs storage cupboard and door giving access to the integral garage.

Cloakroom

7'8" x 2'9" (2.35 x 0.85)

With low flush WC, wash handbasin with granite effect surround, radiator and double glazed window to the front.

Bedroom Four

10'9" x 8'9" (3.28 x 2.68)

With radiator, tiled floor and double glazed French doors opening onto the garden.



Utility Room

7'11" x 5'5" (2.43 x 1.67)

With granite effect worktop and tiled surrounds, inset sink unit, fitted base cupboards and drawers with complementary wall mounted cupboards, appliance spaces suitable for a washing machine and tumble dryer, wall mounted gas-fired boiler, radiator, panelled and glazed door and double glazed window to the side.

First Floor

Landing

Semi galleried landing with staircase leading to the second floor, radiator and double glazed window to the side.

Lounge

16'9" x 16'6" x 10'4" (5.12 x 5.04 x 3.15)

With radiator and two double glazed windows to the front.



Fitted Kitchen/Dining Room

16'9" x 9'8" (5.11 x 2.95)



Dining Area

With radiator and double glazed French doors opening onto the glass Juliet balcony overlooking the south-facing rear garden and mature trees.

Kitchen Area

With Quartz worktops and matching upstands, inset sink unit, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate electric hob with extractor hood over, built-in oven with grill and microwave, integrated fridge/freezer and dishwasher, recessed spotlighting and double glazed window to the rear.



Second Floor

Landing

With access to the airing cupboard and double glazed window to the side.

Master Bedroom

11'0" x 10'10" (3.37 x 3.31)

With radiator, tv point, telephone point, built-in wardrobe, double glazed window to the front and door to the en-suite shower room.



En-Suite

7'8" x 3'1" (2.34 x 0.96)

Tiled with a white suite comprising low flush WC, half pedestal wash handbasin, shower cubicle, radiator, extractor fan and recessed ceiling spotlighting.



Bedroom Two

11'5" x 8'0" (3.49 x 2.45)

With radiator, built-in wardrobe and double glazed window to the rear.



Bedroom Three

8'2" x 8'1" (2.49 x 2.48)

With radiator, built-in wardrobe and double glazed window to the rear.



Family Bathroom

7'0" x 5'1" (2.15 x 1.56)

Tiled with a white suite comprising low flush WC, half pedestal wash handbasin, bath with shower attachment, radiator, recessed ceiling spotlighting, extractor fan and double glazed window to the rear.



Private Garden

The property occupies a very pleasant position at the end of the cul-de-sac benefitting from a south-facing rear garden which has been professionally designed featuring three-tiered patio areas, composite decking, artificial lawn and well stocked borders containing plants and shrubs bound by stylish fencing and brick walling.



Driveway

An attractive double width driveway provides car standing spaces for two cars.

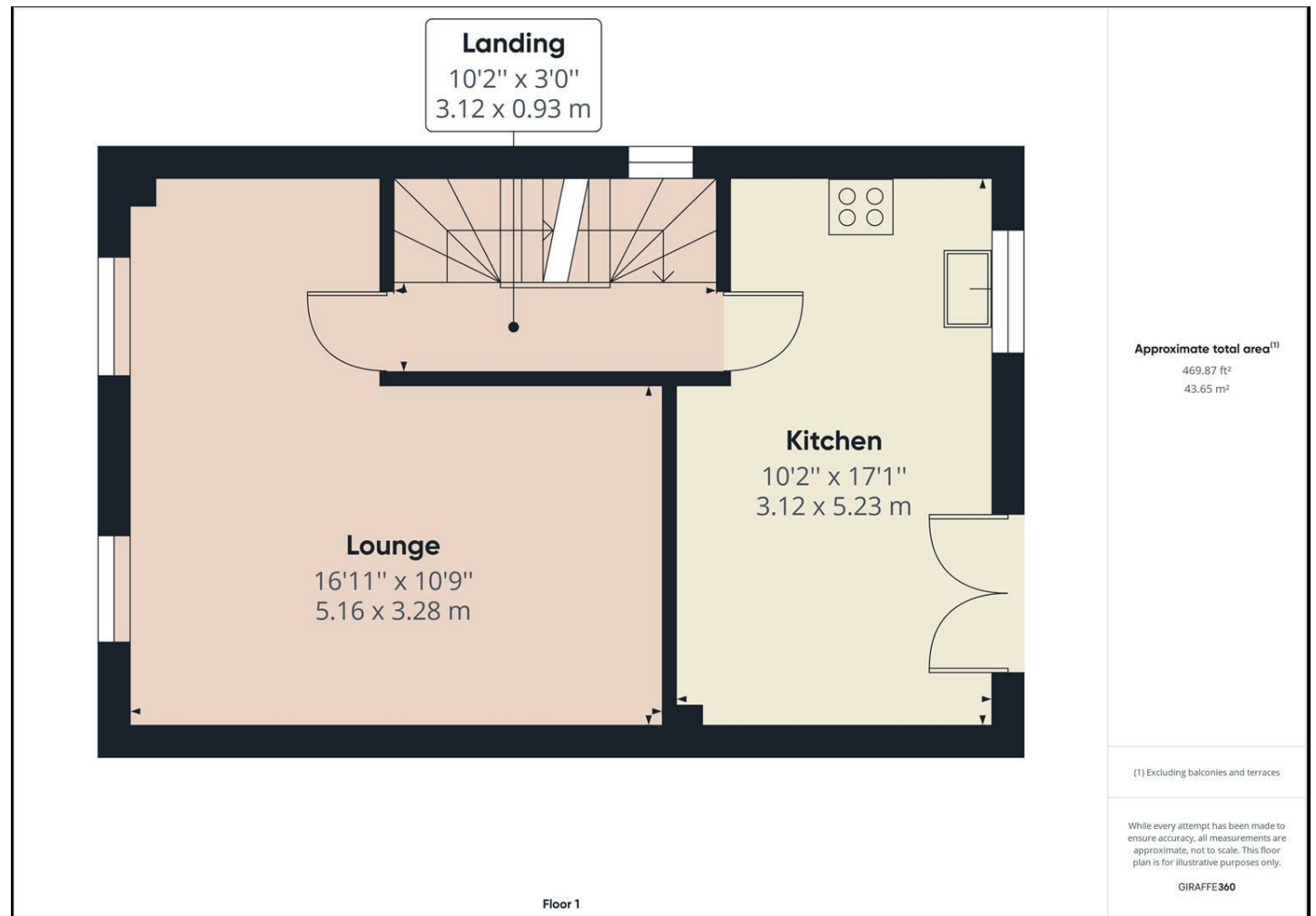
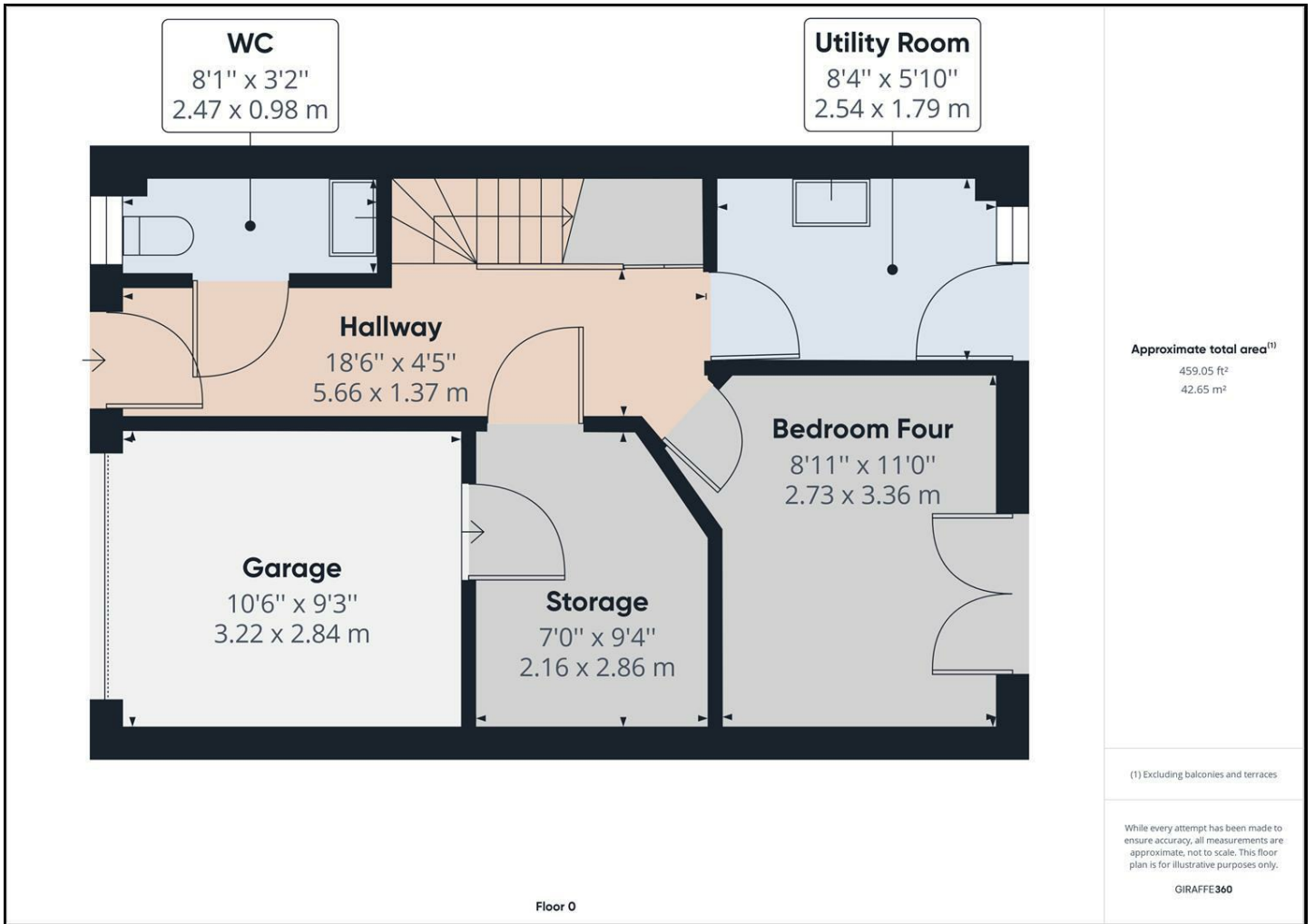
Integral Garage

18'0" x 9'3" (5.51 x 2.83)

The garage has been separated with a stud wall to create a utility room to the rear and storage to front with up and over door

Council Tax - D

Derby City





Duffield Office

Duffield House
Town Street
Duffield
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DE56 4GD

01332 843390
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Derby Office

15 Melbourne Court
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21 Songbird Close
Darley Abbey
Derby
DE22 1LB

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	