



## 3 Bed House - Detached

207a Duffield Road, Darley Abbey, Derby DE22 1JE  
Offers Around £575,000 Freehold



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- Highly Appealing Detached Property
- Situated Between Darley Park & Allestree Park - Quick Access to Derby City Centre
- Planning Permission to Extend (Now Lapsed)
- Lounge, Garden Room, Dining Room
- Kitchen Diner, Utility, Study
- Three Bedrooms & Family Bathroom
- Large Private West Facing Garden
- Benefits from a Large Driveway for Six Vehicles
- Double Garage with Power & Lighting
- No Chain Involved

This highly appealing detached house with double garage and private garden offers a wonderful opportunity for families and individuals alike. The property boasts three spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings and three well-proportioned bedrooms.

One of the standout features of this home is the large private west-facing garden, which invites an abundance of natural light and offers a serene outdoor space for gardening, play, or simply unwinding after a long day. The property also benefits from a generous driveway and a double garage, ensuring that parking is never a concern.

Although the planning permission to extend has now lapsed, the potential for future development remains, allowing new owners to explore possibilities for enhancing this already impressive home.

The location is particularly desirable, situated between the picturesque Darley Park/Allestree Park and the vibrant community of Darley Abbey, providing easy access to beautiful green spaces and local amenities.

No Chain Involved.

#### 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

### Storm Porch

With two matching brick pillars, outside light, paving and entrance door with inset window opening into entrance hall.



### Entrance Hall

15'2" x 6'10" (4.63 x 2.10)

With tile flooring, two radiators, coving to ceiling, staircase leading to first floor, understairs storage cupboard and double glazed stained glass window with leaded finish.

### Cloakroom

6'5" x 3'10" (1.97 x 1.19)

With low level WC, pedestal wash handbasin, concealed central heating boiler, tile flooring and double glazed obscure window.

### Lounge

26'4" x 9'6" (8.03 x 2.92)

With stone fireplace with gas burning stove and patterned tiled hearth, coving to ceiling, double glazed window to side, radiator, glazed internal door with chrome fittings and open space leading into extended garden room.



### Extended Garden Room

With two radiators, coving to ceiling, open square archway leading to dining room, double glazed window to rear incorporating doors opening onto large Indian stone paved patio and private rear garden.



### Dining Room

12'4" x 8'2" (3.78 x 2.49)

With radiator, coving to ceiling, double glazed French doors opening onto Indian stone paved patio and glazed internal door opening into kitchen/diner.





### Kitchen/Diner

18'6" x 10'6" (5.64 x 3.22)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, matching pine pantry cupboard, range cooker, tile flooring, two radiators, corner pine cabinet with matching corner seat, coving to ceiling, spotlights to ceiling, two internal glazed doors, double glazed window to front double glazed window to side and half glazed door giving access to garden.



### Utility

8'11" x 4'8" (2.73 x 1.43)

With worktop, plumbing for automatic washing machine, space for tumble dryer, plumbing for dishwasher, integrated fridge/freezer, wine rack, spotlights to ceiling, extractor fan, tile flooring, radiator, additional built-in cupboard, panelled door giving access to kitchen/diner and double glazed window.

### Study

6'1" x 4'9" (1.87 x 1.46)

With radiator, double glazed window and internal panelled door.

### First Floor Landing

15'5" x 2'10" (4.72 x 0.88)

With access to roof space, coving to ceiling and double glazed window with stained glass and leaded finish.

### Bedroom One

12'4" x 10'9" (3.78 x 3.28)

With a good range of fitted wardrobes, radiator, coving to ceiling, double glazed window to rear and internal panelled door with chrome fittings.



### Bedroom Two

12'4" x 8'0" (3.77 x 2.44)

With radiator, coving to ceiling, double glazed window to rear and internal panelled door with chrome fittings.



### Bedroom Three

10'5" x 7'11" (3.20 x 2.43)

With fitted wardrobes, fitted shelving, additional built-in storage cupboard with shelving, radiator, double glazed window to front, coving to ceiling and internal panelled door with chrome fittings.



### Family Bathroom

11'2" x 5'7" (3.42 x 1.72)

With bath with chrome fittings, fitted wash basin with chrome fittings and fitted base cupboard beneath, low level WC, separate corner shower cubicle with chrome fittings including shower, tile splashbacks, tiled effect flooring, spotlights to ceiling, built-in cupboard housing the hot water cylinder and also providing storage, large heated towel rail/radiator, two double glazed obscure windows and internal panelled door with chrome fittings.





### Private Garden

Being of a major asset and sale to this particular property is its large, private, warm, westerly facing, rear garden. The garden itself enjoys long, shaped lawns complemented by a varied selection of shrubs, plants and trees and large Indian stone patio/terrace area providing a pleasant sitting out entertaining space. Timber shed. (Planning permission was given to extend over the garden room but has now lapsed)



### Large Driveway

This property benefits from a large tarmac driveway with block paved edges providing car standing spaces for up to six vehicles.

### Double Garage

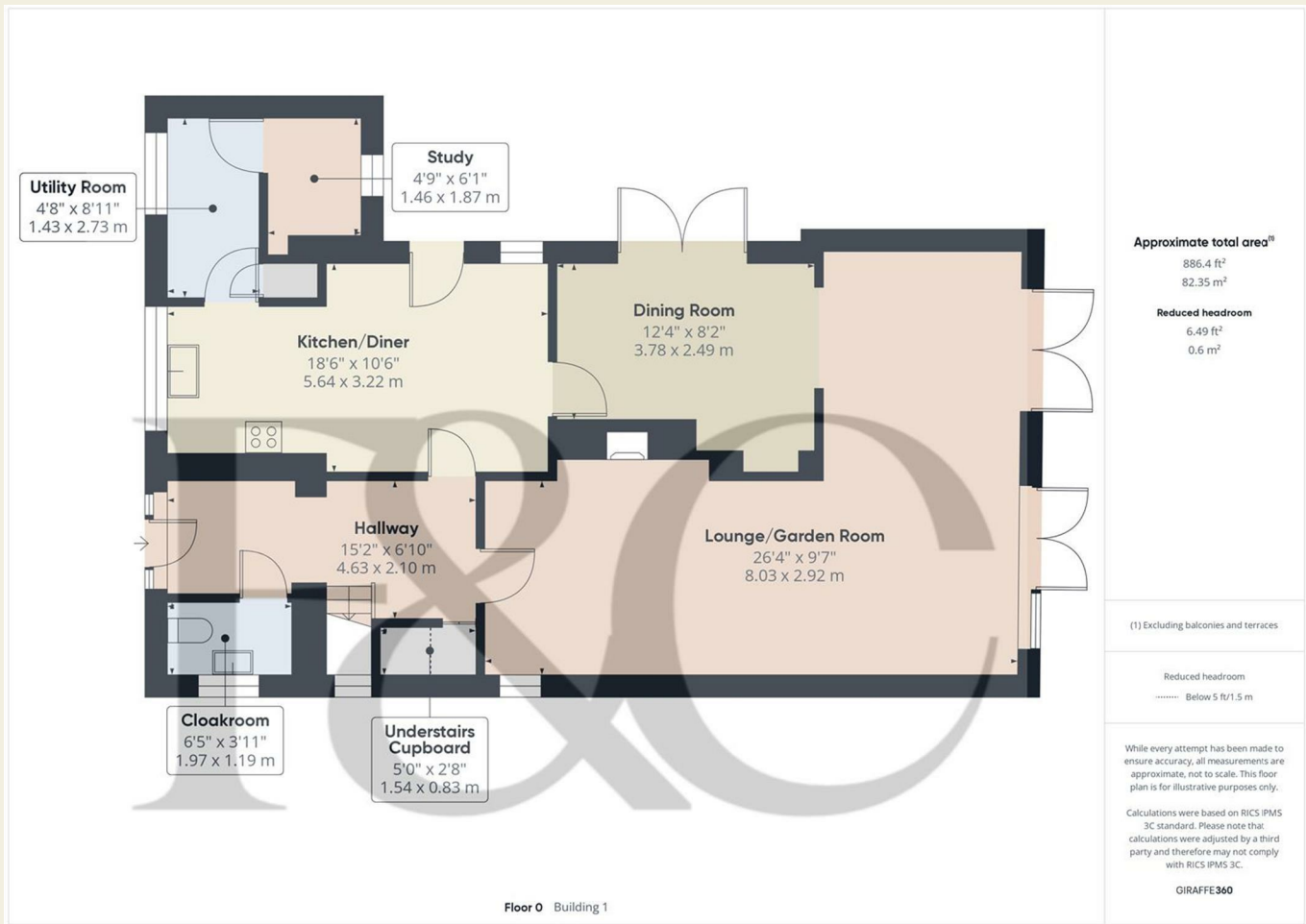
18'0" x 16'6" (5.49 x 5.04)

With concrete floor, power, lighting and two up and over front doors.



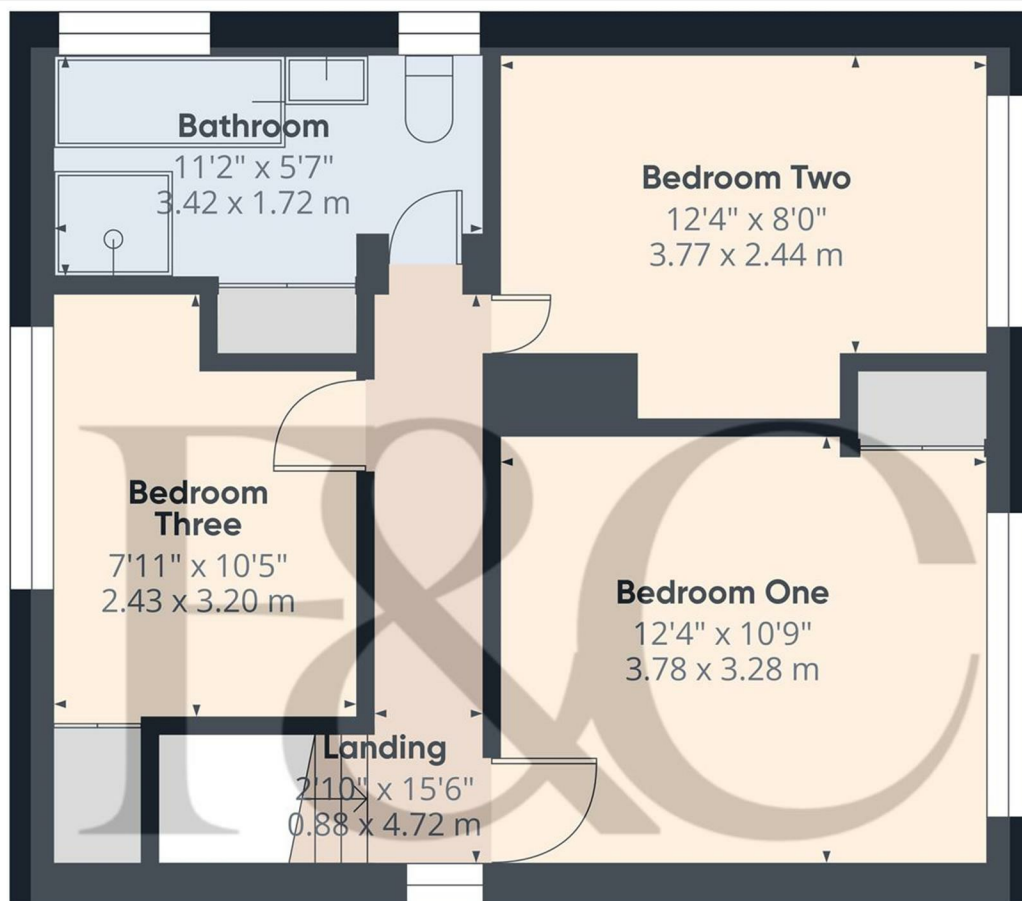
### Council Tax Band - E

Derby City



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Floor 1 Building 1

Approximate total area<sup>(1)</sup>

452.08 ft<sup>2</sup>  
42 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
304.83 ft<sup>2</sup>  
28.32 m<sup>2</sup>

(1) Excluding balconies and terraces

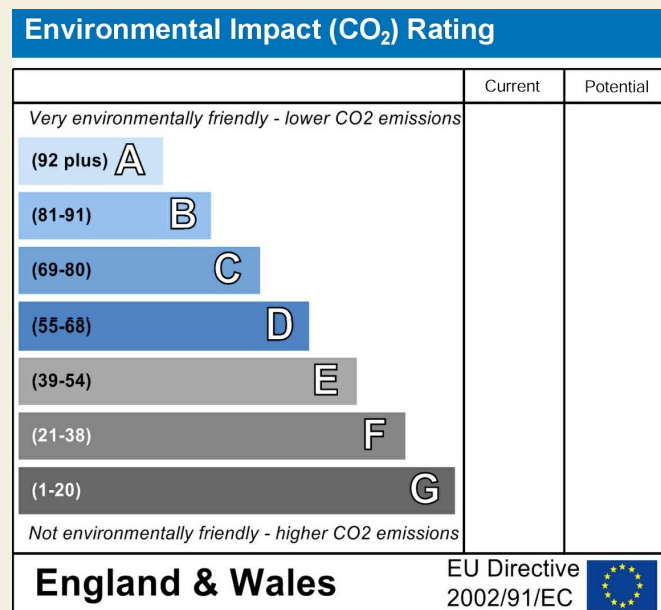
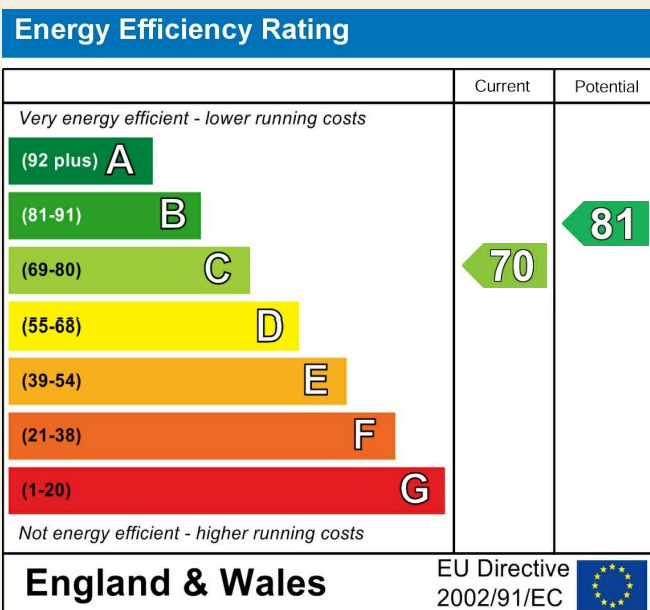
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