

205

Duffield Road, Darley Abbey, Derby, Derbyshire, DE22
Offers Around £575,000 Freehold



- No Upper Chain
- Ideal for a Large Family
- Extensive Driveway & Store
- Large, Private, Low-Maintenance Rear Garden
- Storm Porch, Entrance Hall & Fitted Guest Cloakroom
- Lounge & Separate Family Room/Study
- Large Open Plan Dining Kitchen with Utility off
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom





Summary

An extremely spacious, extended, four bedroom, traditional, semi-detached residence occupying a sizeable plot in a prominent location on Duffield Road, Darley Abbey. Nearly 2,000 square feet of living space.

This is an exciting opportunity to acquire a substantial traditional, semi-detached residence which has been extended to now provide extremely spacious living accommodation, ideal for a large family. The property comprises storm porch, entrance hall, fitted guest cloak room, lounge to front, family room/large study and fabulous open plan dining kitchen with good sized utility room off. The first floor landing leads to master bedroom with en-suite shower room, three further good sized bedrooms and a well-appointed bathroom.

The property is set back from Duffield Road behind an extensive driveway with useful store room. To the rear of the property is a large private garden with composite decked area, artificial lawn, walkways and gravelled section.

F&C

The Location

The property's location on Duffield Road gives easy access into Derby City centre and a full range of services. Excellent schooling is also available in the area including Walter Evans primary in Darley Abbey, Lawn and Portway primary in Allestree, Woodlands secondary, St Benedict's secondary and Landau Forte in Derby. Beautiful parks are within easy reach, notably Darley park with superb walks around the park and along the banks of the river Derwent. There are a good range of facilities at Darley Abbey Mills and easy access into Derby City centre via a pathway. The property is also close to a nearby pub and a dental practise.

Accommodation

Ground Floor

Recessed Storm Porch

An entrance door provides access to hallway.

Entrance Hall

8'11" x 7'4" (2.74 x 2.24)

With herringbone pattern style flooring, period style central heating radiator and staircase to first floor.

Fitted Guest Cloakroom

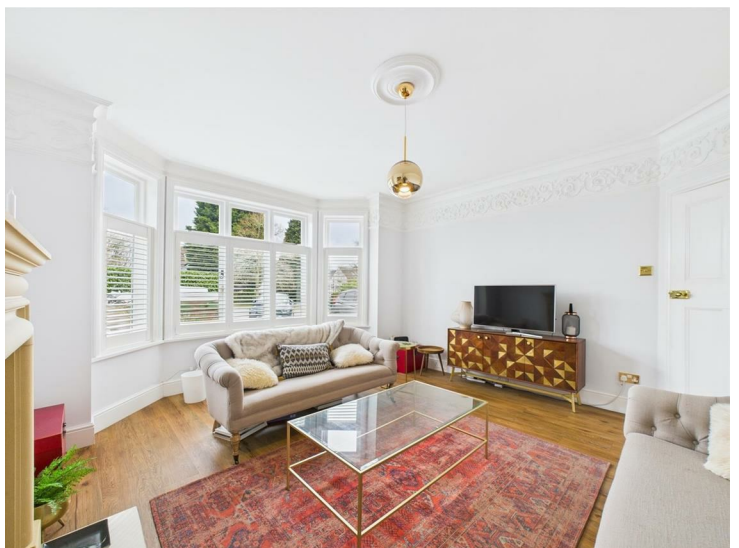
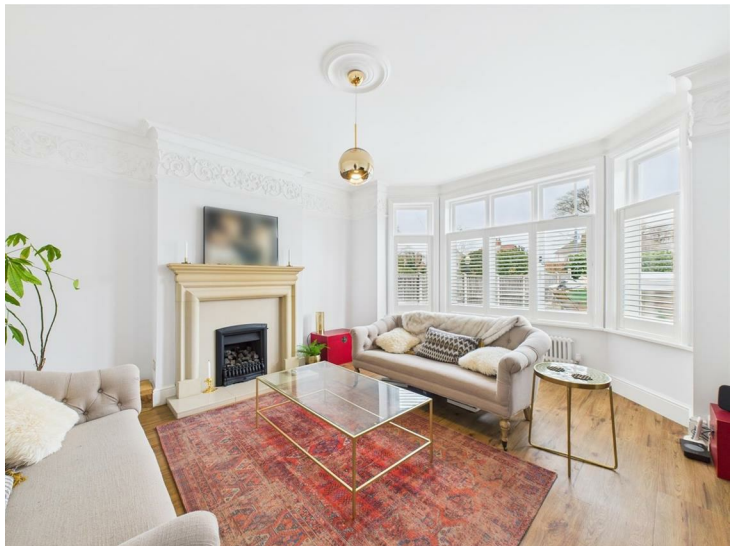
5'4" x 2'9" (1.64 x 0.85)

Partly tiled with a white suite comprising low flush WC and wash handbasin.

Lounge

14'11" x 14'6" (4.57 x 4.44)

With feature fireplace with decorative surround, granite hearth and living flame fitted gas fire, period style central heating radiator, decorative coving, picture rail and sealed unit double glazed cant bay window to front.



Family Room/Large Study

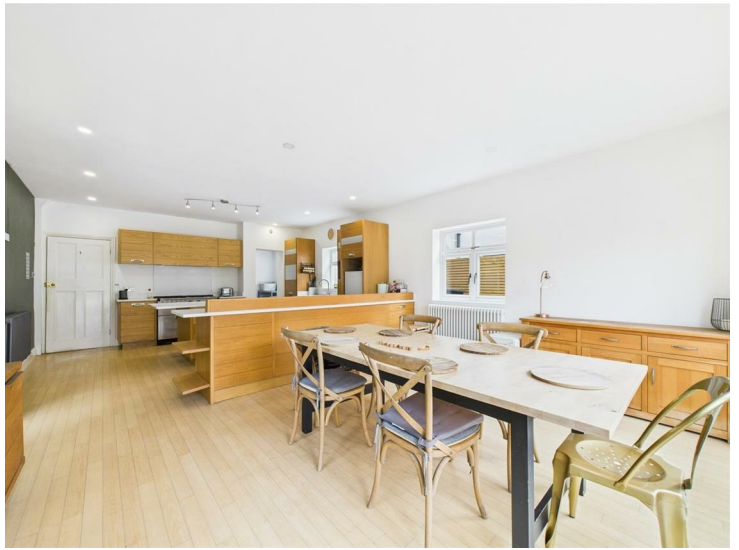
22'7" x 10'8" (6.89 x 3.27)

With feature log effect gas fire, double glazed French doors with matching sidelights to rear and four sealed unit double glazed Velux windows.



Fabulous Open Plan Dining Kitchen

25'4" x 16'1" (7.74 x 4.92)



Dining Area

A spacious area with period style central heating radiator, recessed ceiling spotlighting, double glazed window to side and matching French doors with sidelights to rear.



Fitted Kitchen

With an extensive range of granite worktops including island and matching upstands, inset one and a quarter sink unit with mixer tap, oak fitted base cupboards and drawers, complementary wall mounted cupboards, five plate gas range cooker, integrated dishwasher and Neff microwave, appliance space suitable for fridge freezer, period style central heating radiator, recessed ceiling spotlighting, double glazed window to side and door to utility room.



Large Utility Room

13'2" x 7'9" (4.03 x 2.38)

With period style central heating radiator, wall mounted cupboards, appliance space suitable for fridge freezer, washing machine and tumble dryer, two double glazed windows to side and matching door to garden.

First Floor Landing

10'10" x 8'3" (3.32 x 2.52)

A semi-galleried landing with period style central heating radiator.

Master Bedroom

14'1" x 9'6" (4.30 x 2.90)

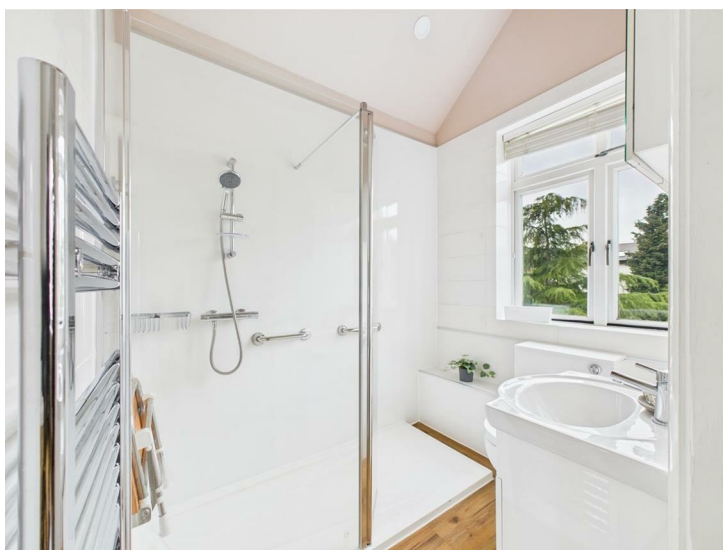
With period style central heating radiator, telephone jack point, feature high ceiling with recessed spotlighting and double glazed window to rear with excellent views over the garden.



En-Suite Shower Room

7'2" x 5'8" (2.20 x 1.75)

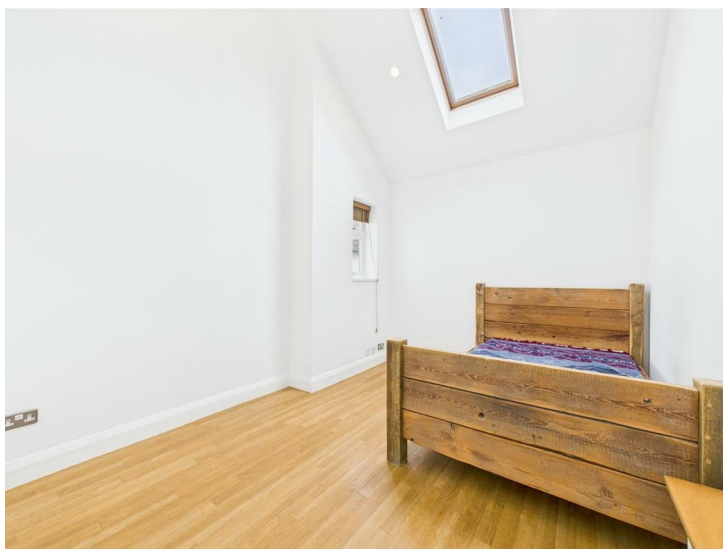
Tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, large walk-in shower cubicle, chrome towel radiator, feature high ceiling and double glazed window to rear.



Bedroom Two

11'5" x 10'9" (3.48 x 3.28)

With period style central heating radiator, feature high ceiling with double glazed Velux window and double glazed window to front.



Bedroom Three

13'5" x 12'5" (4.11 x 3.81)

With period style central heating radiator and sealed unit double glazed window to front.



Bedroom Four

12'4" x 10'4" (3.76 x 3.16)

With period style central heating radiator and double glazed window to rear overlooking garden.



Well-Appointed Bathroom

7'9" x 7'7" (2.38 x 2.32)

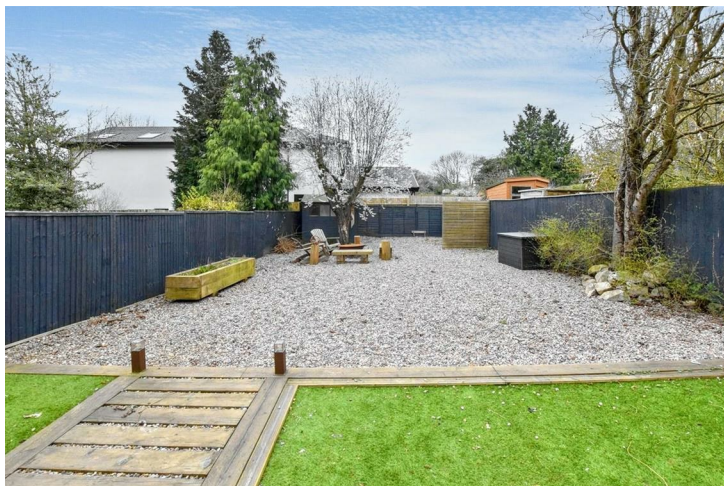
Partly wood panelled and tiled with a white suite comprising low flush WC, vanity unit with washhand basin and cupboard beneath, roll edge freestanding bath, large walk-in shower cubicle, central heating radiator, access to large loft space and sealed unit double glazed window to front.



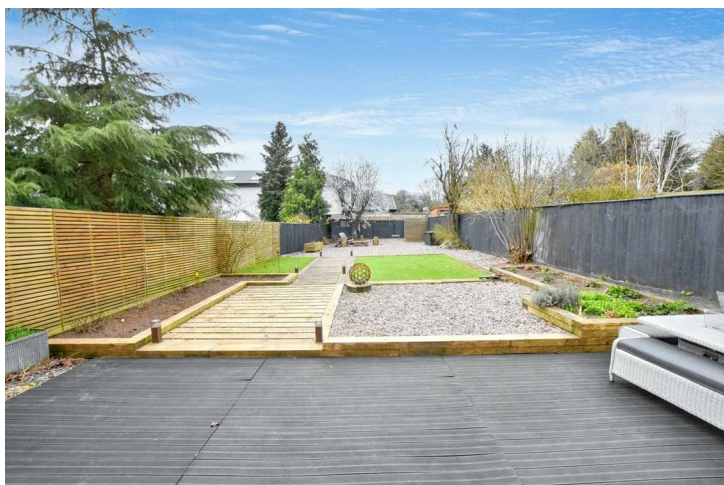
Outside

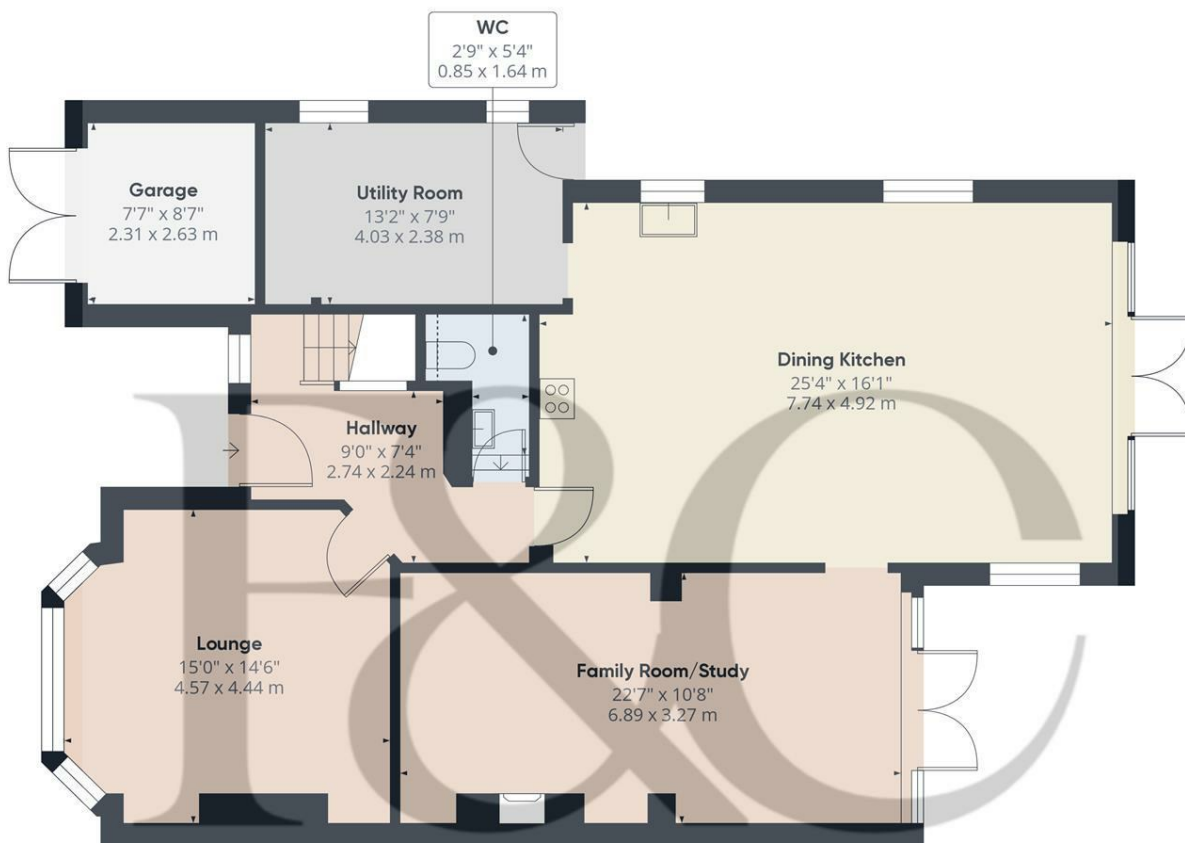
To the rear of the property is a large garden, 100 ft in length, immediately off the kitchen and family room with composite decking area. A low maintenance garden featuring sleeper edged herbaceous borders containing plants and shrubs, gravelled section, artificial lawn, a further large gravelled section to the foot of the garden and timber shed. The garden is bounded by timber fencing and offers a good degree of privacy. Down the side of the property is a useful storage area with side access to the front driveway.

To the front of the property is an extensive block paved driveway providing off-road parking for multiple vehicles. This is bounded by herbaceous borders and laurel hedging.



Council Tax Band E





Floor 0

Approximate total area⁽¹⁾

1139.8 ft²
105.89 m²

Reduced headroom

1.28 ft²
0.12 m²

(1) Excluding balconies and terraces

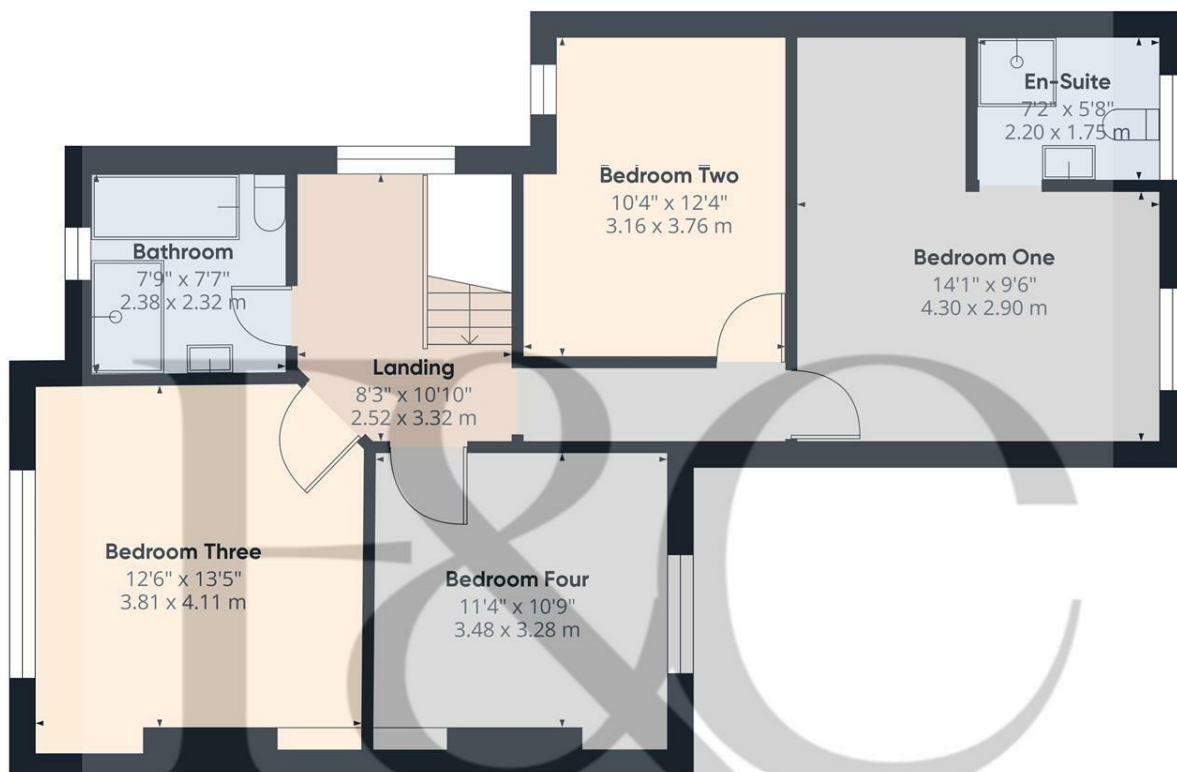
Reduced headroom

Below 5 ft/1.5 m

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 1

Approximate total area⁽¹⁾

800.08 ft²
74.33 m²

(1) Excluding balconies and terraces

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Getting there

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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	