

Fletcher & Company

183b Duffield Road, Darley Abbey, Derby, DE22 1JB

Offers Over £350,000

Freehold



- Traditional Three Bedroom Semi-Detached
- Lounge & Separate Dining Room
- Fitted Kitchen
- Bathroom & Separate WC
- Potential To Extend (subject to planning)
- Large Well-Established Garden
- Useful Brick Storage Building & Garage To The Rear
- Benefits from a Large Driveway
- Situated Close To Darley Park
- Quick Access to Derby City Centre





Summary

CLOSE TO DARLEY PARK - This is a bay fronted, three bedroom, semi-detached residence occupying a prominent location on Duffield Road in Derby.

This is a superbly situated, bay fronted, three bedroom, semi-detached residence occupying an excellent location on Duffield Road in Derby. The property is set back behind a driveway providing ample off-road parking. To the rear of the property is a very long garden which is mainly lawn and features a useful brick storage building and garage.

Internally the property is double glazed and gas central heated with entrance hall, lounge to front, dining room to rear, fitted kitchen, three first floor bedrooms, bathroom and separate WC.

F&C

The Location

The property's location on Duffield Road gives easy access to an excellent range of amenities including a bus route travelling between Derby and Belper. Locally there is a choice of schooling, excellent parks by way of Darley and Markeaton, a short walk into Derby City centre to the Cathedral Quarter and Saddlersgate which also offer excellent shops, restaurants and bars.

Accommodation

Ground Floor

Entrance Hall

12'4" x 3'2" (3.78 x 0.98)

A panelled and double glazed entrance door provides access to hallway with central heating radiator and two useful storage cupboards.

Lounge

17'4" x 10'9" (5.29 x 3.29)

Featuring a recessed gas fire with granite surround, central heating radiator, decorative coving and double glazed windows to front and side.



Dining Room

12'4" x 10'10" (3.76 x 3.32)

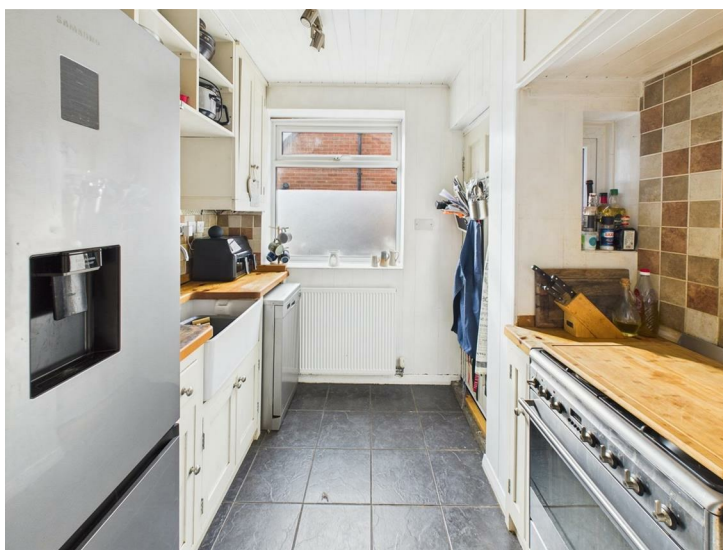
With central heating radiator and feature bay window to rear with double glazed window and door.



Kitchen

8'2" x 7'1" (2.50 x 2.16)

With solid woodwork tops, Belfast style ceramic sink with mixer tap, fitted base cupboards, complementary wall mounted cupboards, appliance spaces suitable for gas cooker, fridge freezer and slim line dishwasher, central heating radiator, double glazed window to side and door to garden.



First Floor Landing

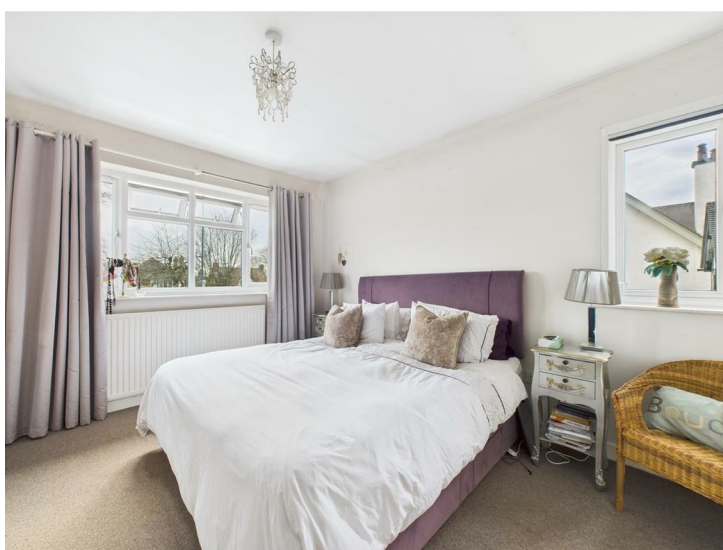
15'8" x 2'8" (4.80 x 0.82)

A semi-galleried landing with central heating radiator, access to loft via a pull down ladder and useful storage cupboard.

Bedroom One

12'11" x 10'10" (3.94 x 3.32)

With central heating radiator and double glazed windows to front and side.



Bedroom Two

10'9" x 10'7" (3.30 x 3.24)

With central heating radiator and double glazed window to rear offering pleasant view over the garden and mature trees beyond.



Bedroom Three

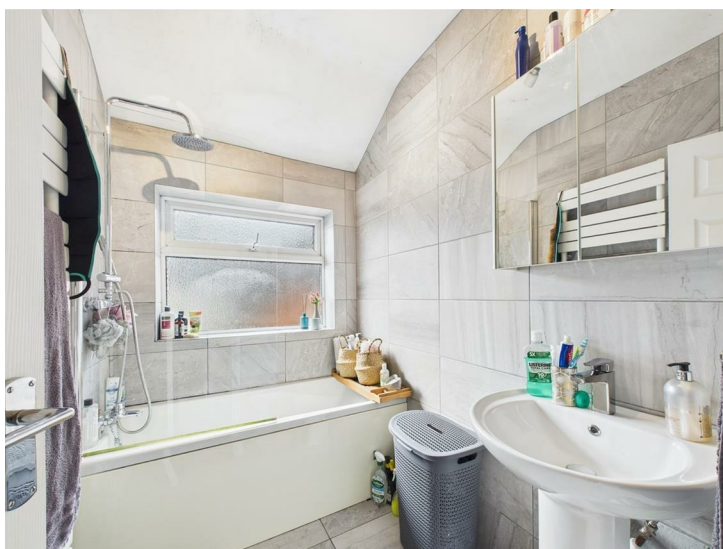
7'2" x 6'5" (2.19 x 1.97)

With double glazed window to side.

Bathroom

5'2" x 7'1" (1.59 x 2.18)

Fully tiled with a white suite comprising pedestal wash handbasin, panelled bath with shower over, central heating radiator and double glazed window to side.



Separate WC

4'5" x 3'4" (1.37 x 1.02)

With low flush WC and double glazed window to side.

Outside

The property is well screened from the road behind a driveway providing off-road parking. To the side of the property is a further parking area. The property benefits from a very long garden, measuring 170ft and incorporating lawn, well-stocked borders, screening hedging and useful storage building to the foot of the garden.



Council Tax Band D



Floor 0

Approximate total area⁽¹⁾

454.34 ft²
42.21 m²

(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 1

Approximate total area⁽¹⁾

419.69 ft²
38.99 m²

(1) Excluding balconies and terraces.


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(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 	

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Council Tax Band: D
Tenure: Freehold

