



5 Bed House - Detached

2 Abbeycroft Lane, Darley Abbey, Derby DE22 1LA

Offers Over £550,000 Freehold



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**Fletcher
& Company**

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- Stylish Detached Home
- Close to Darley Park & Allestree Park
- Cul-de-Sac Location
- Lounge & Study/Snug
- Living Kitchen/Dining Room
- Five Bedrooms & Two Bathrooms
- Large Driveway for Approximately Five/Six Vehicles
- Double Garage
- Private Garden
- Located off Duffield Road

This stylish detached home offers a perfect blend of comfort and elegance. The property boasts two reception rooms, living kitchen/dining room, five bedrooms and two bathrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

One of the standout features of this home is the generous parking space, accommodating up to six vehicles and double garage.

Situated in a pleasant cul-de-sac between Darley Park and Allestree Park, this home is located off the attractive Duffield Road, providing easy access to local amenities and transport links.

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 block paving, outside light and entrance door opening into entrance hall.

Entrance Hall

13'5" x 6'10" (4.10 x 2.09)

With radiator, understairs storage cupboard and staircase leading to first floor.

Cloakroom

8'3" x 3'10" (2.52 x 1.18)

With low level WC, wash basin with fitted base cupboard, tile flooring with underfloor heating, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and internal door with chrome fittings.



Lounge

18'2" x 11'0" (5.56 x 3.37)

With radiator, featured wallpaper wall, double glazed window to front and internal glazed door with chrome fittings.



Snug/Study

12'1" x 8'3" (3.69 x 2.53)

With radiator, double glazed window to front, feature wallpaper wall and internal double opening glazed doors with chrome fittings.



Living Kitchen/Dining Room

27'1" x 16'8" (8.27 x 5.09)



Dining Area

With tile flooring with underfloor heating, open space leading to kitchen area and double glazed French doors opening onto paved patio and rear garden.



Kitchen Area

With single stainless steel sink unit with chrome mixer tap, wall and base units with matching worktops, induction hob with concealed extractor hood, built-in electric fan assisted oven, built-in combination microwave oven, Samsung fridge/freezer, integrated dishwasher, continuation of the worktops forming a useful breakfast bar area, tile flooring with underfloor heating, spotlights to ceiling, double glazed window, concealed worktop lights, double glazed French doors opening onto patio and rear garden and open space leading to dining area.



Utility

8'4" x 3'0" (2.55 x 0.92)

With storage cupboards providing storage, plumbing for automatic washing machine, tile flooring, spotlights to ceiling, integral door giving access to double garage, radiator and internal door giving access to living kitchen/dining room.

First Floor Landing

15'3" x 6'11" (4.66 x 2.12)

With access to roof space, two built-in storage cupboards, radiator and double glazed window to front.

Bedroom One

15'6" x 12'9" (4.73 x 3.90)

With feature wallpaper wall, two radiators, and double glazed French doors with Juliet balcony to rear and internal door with chrome fittings.



En-Suite

7'9" x 3'7" (2.38 x 1.11)

With separate shower cubicle with chrome fittings including shower, wash basin with chrome fittings, low level WC, fully tiled walls, tiled flooring with underfloor heating, fitted mirror, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal door with chrome fittings.



Bedroom Two

11'5" x 10'1" (3.49 x 3.09)

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



Bedroom Three

12'4" x 11'0" (3.76 x 3.36)

With featured vaulted ceiling, spotlights to ceiling, featured triangular shaped double glazed window to front and internal door with chrome fittings.



Bedroom Four

10'4" x 8'3" (3.16 x 2.53)

With wardrobes with mirrored fronts, radiator, double glazed window to front and internal door with chrome fittings.



Bedroom Five

16'0" x 14'9" (4.88 x 4.51)

With storage into eaves, radiator, double glazed dormer window to front, two double glazed Velux style windows to rear and internal door with chrome fittings.



Family Bathroom

8'4" x 6'2" (2.55 x 1.90)

With bath with chrome fittings, fitted wash basin with chrome fittings, low level WC, double shower cubicle with chrome fittings including shower, fully tiled walls, tile flooring with underfloor heating, spotlights to ceiling, heated chrome towel rail/radiator, double glazed window and internal door with chrome fittings.



Garden

To the rear of the property is a private, low maintenance, enclosed rear garden with patio/terrace area providing a pleasant sitting out entertaining space, artificial lawn, flowerbeds, ornamental pond, plum slate chippings and enclosed by fencing.



Large Driveway

A double width tarmac driveway provides car standing spaces for approximately five/six vehicles.

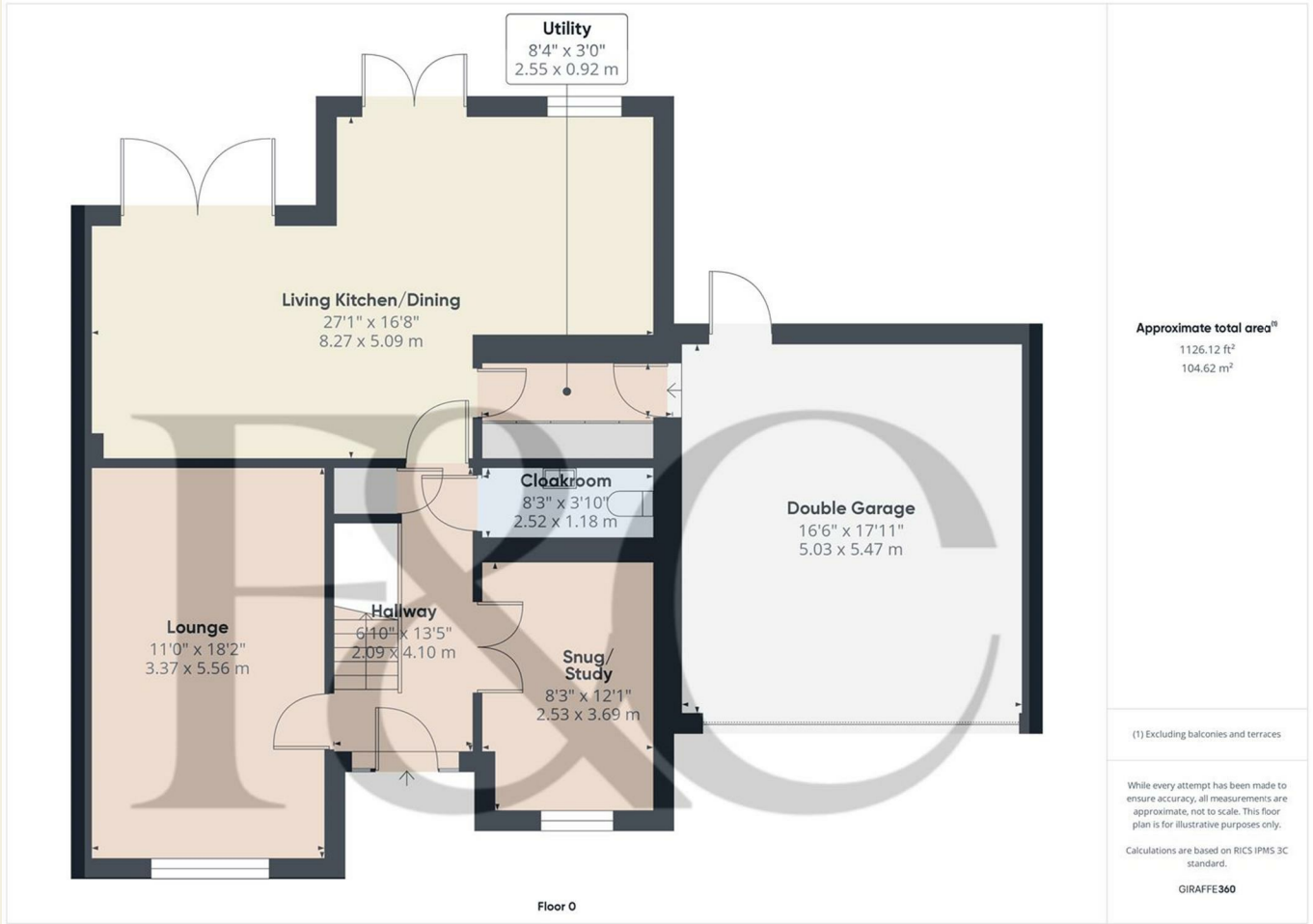
Double Garage

17'11" x 16'6" (5.47 x 5.03)

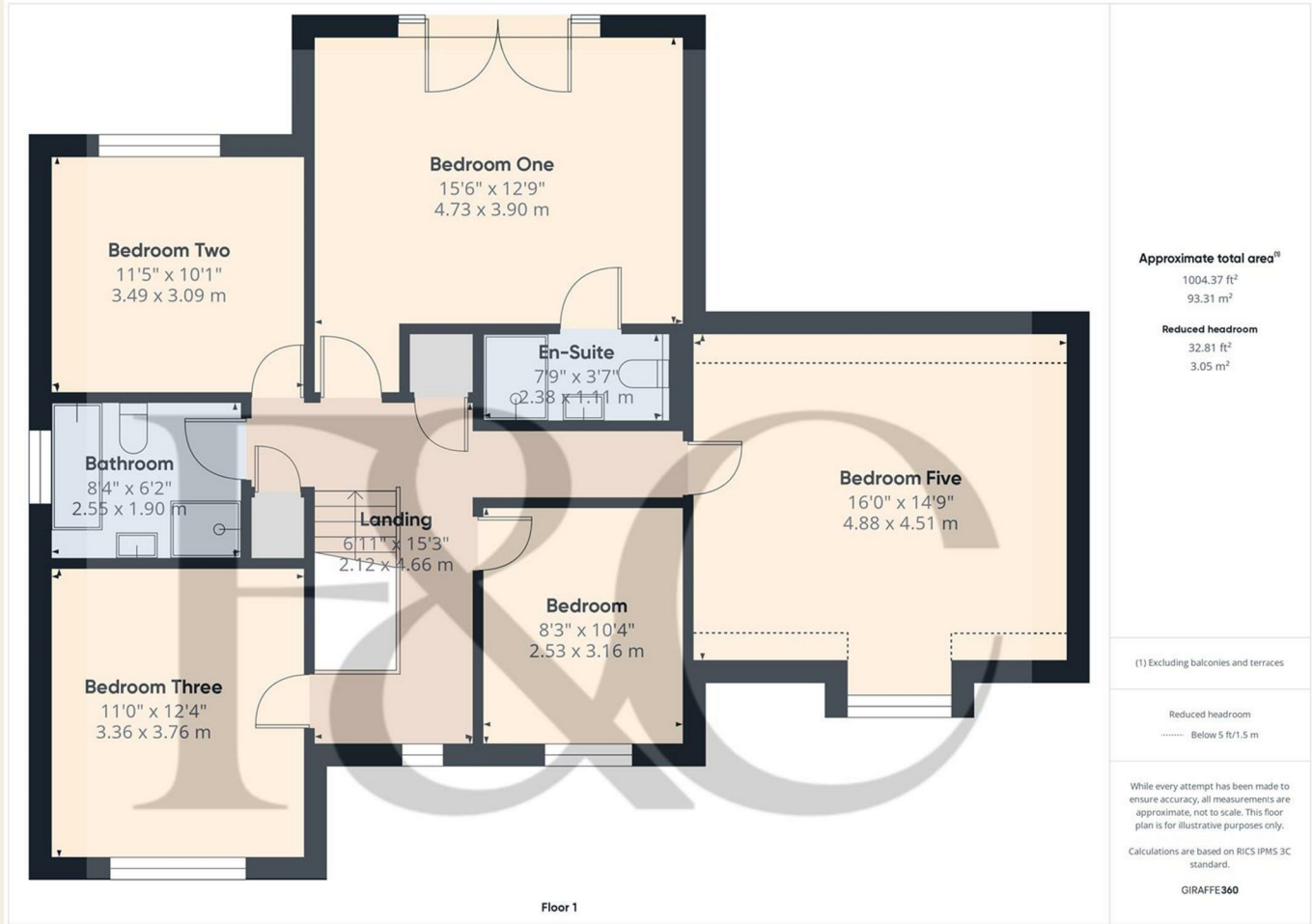
With concrete floor, power, lighting, up and over front door, central heating boiler, double glazed door giving access to garden and integral door giving access to property.

Council Tax Band - F

Derby City



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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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