



## 5 Bed House - Detached

The Spinney, 28 Penny Long Lane, Darley Abbey, Derby DE22 1AW

Price £475,000 Freehold



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- Highly Appealing Detached Property – Offers Good Potential
- Prime Location – Close to Darley Park – Located off Broadway
- Requires Modernisation
- Lounge & Study
- Kitchen & Dining Room
- Utility & Cloakroom
- Four/Five Bedrooms & Family Bathroom
- Generous Garden Plot
- Driveway & Double Detached Garage
- No Chain Involved

CLOSE TO DARLEY PARK – This highly appealing detached house on Penny Long Lane presents an excellent opportunity for those looking to create their dream home. The property offers ample space for families or individuals seeking room to grow.

The house is situated in a prime location, just a stone's throw away from the picturesque Darley Park, making it an ideal spot for leisurely walks and outdoor activities. The property is conveniently located off Broadway, providing easy access to local amenities and transport links.

While the home requires modernisation, this presents a unique chance for buyers to personalise the space to their taste and lifestyle. With no chain involved, the process of acquiring this property is straightforward, allowing for a smooth transition into your new home.

#### The Location

The property's location is highly convenient for giving easy access into Derby City centre. The property is also a stone's throw from St Mary's primary school (which has been recently rebuilt as a modern eco school), St Benedict's secondary school on Duffield Road, a further range of primary schools including Walter Evans in Darley Abbey and Markeaton off Kedleston Road, Woodlands secondary school and Landau Forte college. Within easy reach is the beautiful Darley Park which offers some delightful walks along the River Derwent and a selection of restaurants/bars at Darley Abbey Mills. The property is also convenient for Markeaton Park as well as the A38 and A52.

#### Accommodation

##### Ground Floor

##### Entrance Porch

18'8" x 7'8" (5.71 x 2.34)

With entrance door, tiled flooring and two double glazed windows.

### Hallway

13'1" x 9'2" (4.01 x 2.80)

With high ceiling, coving to ceiling, picture rail, understairs storage cupboard and staircase leading to first floor.



### Lounge

20'1" x 18'11" (6.13 x 5.79)

With fireplace, double glazed bay window to front with stained glass, double glazed window to side with stained glass with leaded finish, high ceilings, coving to ceiling and two ornamental decorative archways either side of chimney breast with cupboards underneath.



### Study

7'1" x 5'5" (2.18 x 1.67)

With sealed unit double glazed window and triangular shaped double glazed window.



### Dining Room

12'5" x 11'10" (3.79 x 3.62)

With high ceiling, coving to ceiling with centre rose, double glazed window, internal door giving access to kitchen and double opening internal doors giving access to lounge.



### Kitchen

18'2" x 8'9" (5.55 x 2.67)

With one and a half sink unit with mixer tap, wall and base fitted units with attractive matching granite worktops come a continuation of the granite worktops forming a useful breakfast bar area, built-in Neff four ring gas hob with Neff extractor hood over, built-in Neff electric fan assisted oven, built-in Neff microwave oven, integrated Neff fridge, integrated Neff dishwasher, tile flooring, built-in drying cupboard with shelving, high ceiling, spotlights to ceiling, two double glazed windows, internal door giving access to dining room, concealed worktop lights and rear access door.



### Utility

6'2" x 4'3" (1.88 x 1.31)

With plumbing for automatic washing machine, vent for tumble dryer, storage cupboard, high ceiling, tile flooring and double glazed window.

### Cloakroom

4'5" x 2'10" (1.37 x 0.87)

With low level WC, corner wash basin, tile splashbacks, tile flooring and double glazed window.

### First Floor Landing

17'0" x 5'11" (5.20 x 1.81)

With the continuation of the characterful balustrade.



### Bedroom One

20'8" x 11'9" (6.30 x 3.60)

With a good range of fitted wardrobes, coving to ceiling and three double glazed windows.



### Bedroom Two

11'9" x 10'9" (3.60 x 3.29)

With wash basin, coving to ceiling and double glazed window.





### Bedroom Three

10'7" x 8'11" (3.23 x 2.72)

With coving to ceiling and double glazed window.



### Bedroom Four/Potential En-Suite

8'5" x 8'5" (2.58 x 2.58)

With wardrobe, pedestal wash handbasin, coving to ceiling and double glazed window.



### Study/Potential Bedroom Five

18'7" x 6'9" (5.68 x 2.08)

With vaulted pine cladded ceiling, two matching triangular shaped sealed unit double glazed windows, a further range of sealed unit double glazed windows and internal glazed windows with matching doors.



### Family Bathroom

8'9" x 7'6" (2.67 x 2.30)

With bath with electric shower over, pedestal wash handbasin, low level WC, fully tiled walls, built-in cupboard housing the hot water cylinder, wall mounted mirror bathroom cabinet, access to roof space and double glazed window.



### Separate WC

5'5" x 4'5" (1.66 x 1.35)

With low level WC, fitted wash basin, wall cupboards, base cupboards, coving to ceiling, access to roof space and double glazed window.



### Gardens

The property enjoys gardens mainly laid to lawn with shrubs, plants, patio and trees.



### Boiler Store

5'7" x 4'6" (1.71 x 1.39)

Accessed from outside with boiler and latched door.

### Driveway

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



### Double Garage

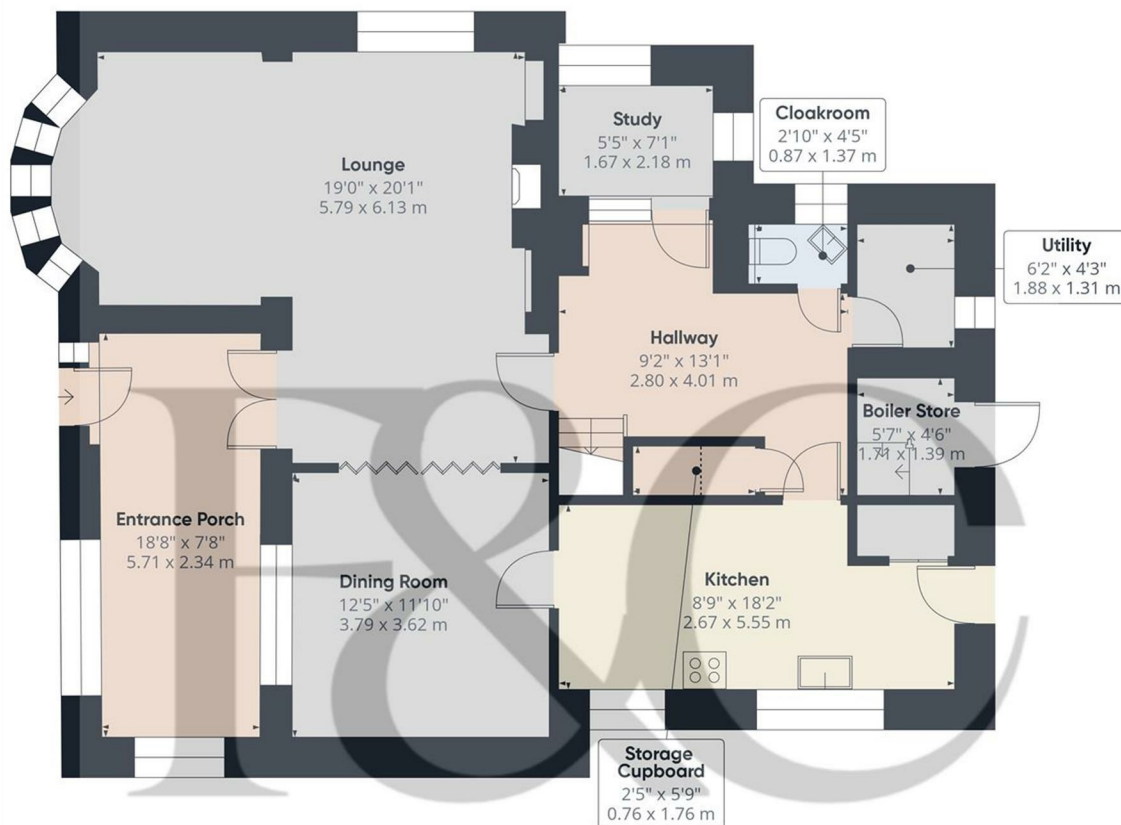
Constructed of brick with a tile roof with concrete floor, power, lighting and electric front door.



### Council Tax Band F







Floor 0

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

1040 ft<sup>2</sup>  
96.7 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

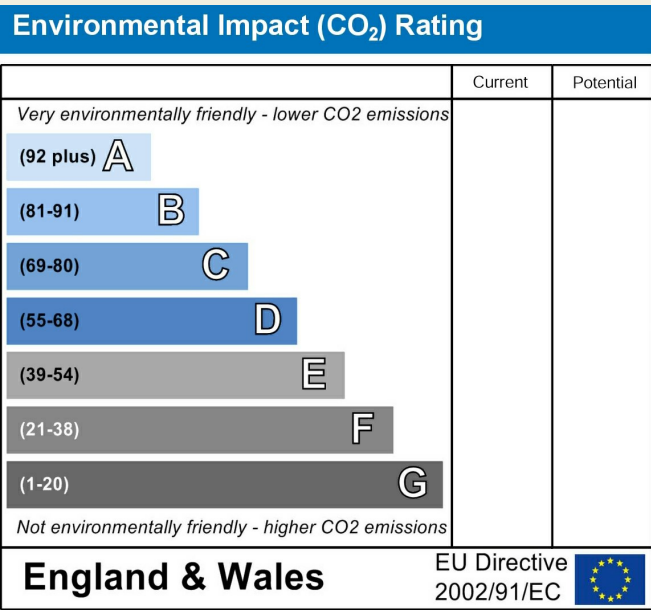
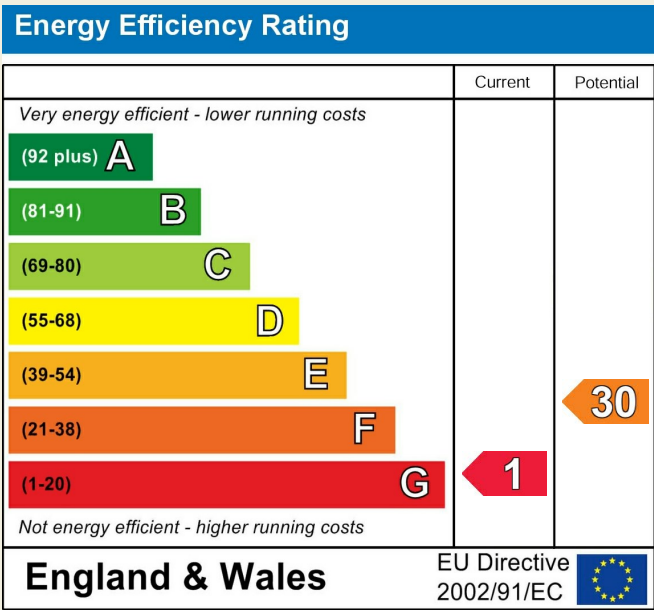
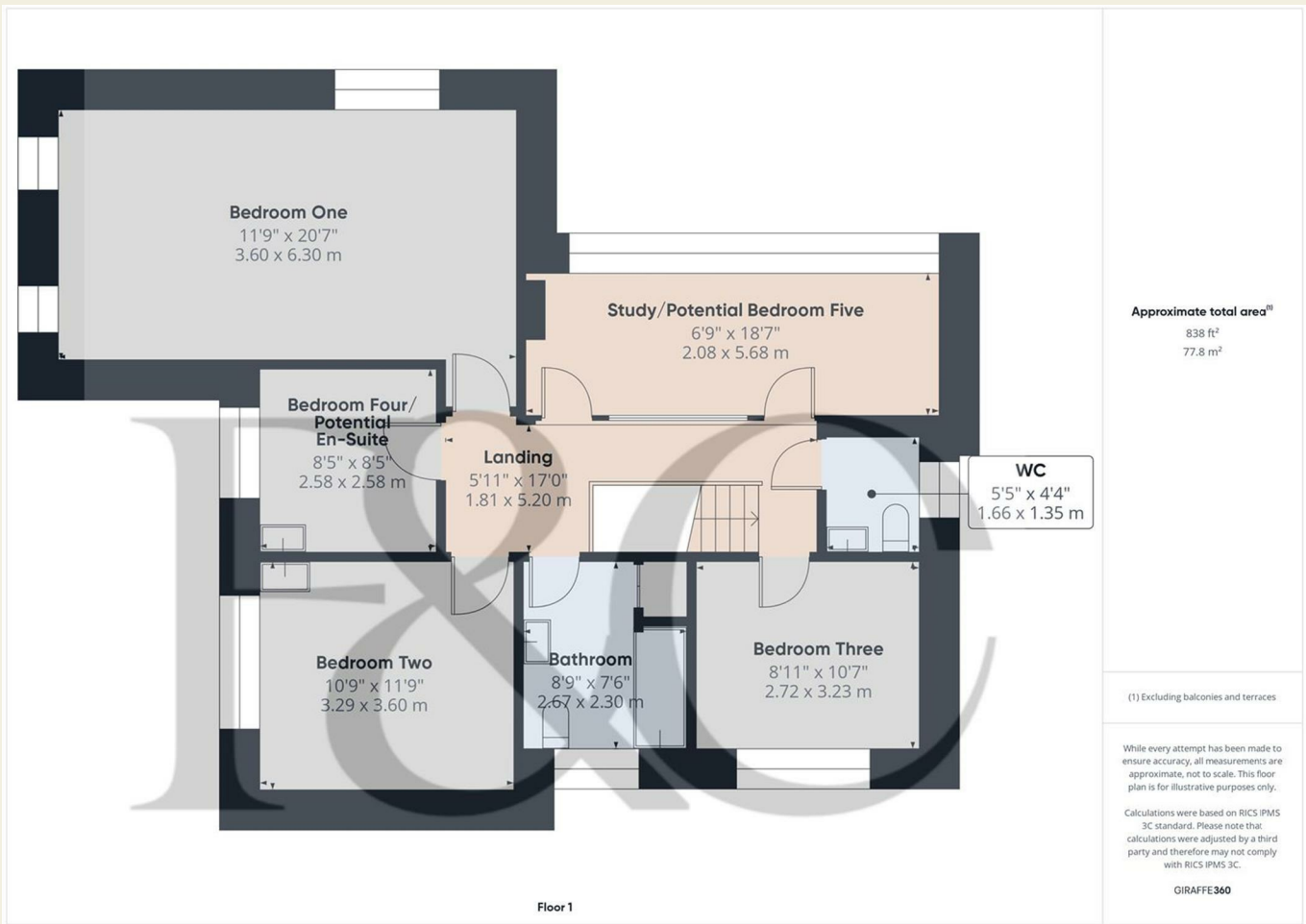
Below 5 ft/1.5 m

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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