

# Darley Abbey Drive

Darley Abbey, Derby, DE22 1EF

John German



John German








# Darley Abbey Drive

Darley Abbey, Derby, DE22 1EF

£325,000

Situated in the heart of Darley Abbey, a short walk from the delightful Darley Park, with an extremely flexible layout suitable for couples of all ages as well as small families, beautifully maintained and ready to move into with no upward chain. Ecclesbourne School catchment.

John German 

The village of Darley Abbey lies to the immediate north of Derby city centre and is easily accessed via the A6. The delightful Darley Park is only a short walk away providing superb countryside walks along the river and further amenities locally include a convenience store, public houses, Walter Evans Primary School and the property is within catchment for the much sought after Ecclesbourne School in Duffield. Darley Abbey is a World Heritage Site adding to the charm and appeal of this beautiful village.

The property benefits from gas central heating with combination boiler and double glazing throughout. Entrance to the property is via an entrance lobby with a recently replaced contemporary composite entrance door and an internal door leading into the rear hallway. Doors lead off to the main living room and into the fourth bedroom having been used as a dining room, home office, bedroom and music room over recent years with newly replaced patio doors leading out onto the rear garden and a window to the front.

The main living room is a lovely space which can accommodate a dining set as well as a lounge suite with a large picture window overlooking the front.

The kitchen has been refitted with a range of base and eye level units, wood effect worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, built-in oven and electric hob with extractor hood over and spaces for additional appliances. The kitchen is filled with natural light with a skylight window overlooking the garden and a vertical slit window to the rear.

The bathroom has been refitted with modern suite comprising low flush WC, panelled bath with shower over and glass screen and a vanity wash basin with storage beneath, tiled splashbacks and a window to the rear.

The inner hallway leads to the main bathroom with stairs down to the lower level and remaining bedrooms.

The hallway features plenty of great storage with doors leading off to the bedrooms starting with bedroom three which is a good single room overlooking the front elevation. Bedroom two can accommodate a double bed if needed with fitted wardrobes and a window to the front.

The master bedroom is a lovely room with patio doors leading directly out onto the garden, skylights, fitted wardrobes and an en-suite shower room fitted with a shower tray and curtain, low flush WC and a pedestal washbasin, tiling to splashback areas and window to the rear.

Outside the property is set back from the road behind a lawned front garden with a gravelled flower bed and two off road parking spaces. Gated access to the side leads to the fully enclosed and private rear garden featuring views of the church, landscaped to include a paved patio, raised lawn with ornamental beds and second sunken paved patio area.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

<b>Property construction:</b> Traditional	<b>Parking:</b> Off road	<b>Electricity supply:</b> Mains
<b>Water supply:</b> Mains	<b>Sewerage:</b> Mains	<b>Heating:</b> Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**  
See Ofcom link for speed: <https://checker.ofcom.org.uk/>  
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>  
**Local Authority/Tax Band:** Derby City Council / Tax Band D  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/12082025









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

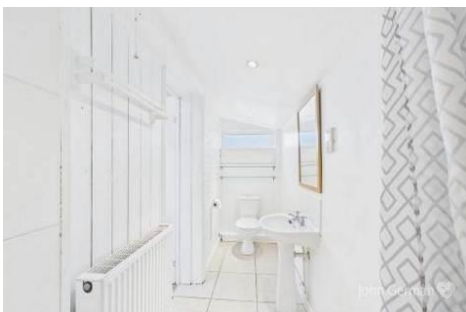
865 ft<sup>2</sup>

80.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	73 C
39-54	E		
21-38	F		
1-20	G		

### John German

Suite 3, The Mill, Lodge Lane,  
Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





