



## 16 Derby Road

Darland, ME7 3AE

Offers in excess of £525,000



Pollard Estates are delighted to welcome to the market this substantial four bedroom detached home located in the ever popular Darland banks area which offers outstanding beauty and nature walks. The versatile and flexible living space offers fantastic opportunity to create this wonderful home into whatever best suits your family needs. The vast accommodation includes a large office/reception, dining area, lounge, 21' kitchen, a cloakroom, well appointed bedrooms and a superb 4 piece bathroom incorporating a shower cubicle. The garden is a decent sized (approx.) 40' x 40' and also has a garage to rear. Located in a sought after cul de sac and within walking distance to local shops and numerous restaurants with local schools also close by. NO CHAIN.



Door to

Porch

Door to

Hallway

Office/Reception

18'7 x 11'9 (5.66m x 3.58m)

Diner

11'1 x 9'2 (3.38m x 2.79m)

Lounge

18'5 x 9'6 (5.61m x 2.90m)

Kitchen

21'0 x 7'9 (6.40m x 2.36m)

Cloakroom

5'4 x 4'4 (1.63m x 1.32m)

Stairs Up

Bedroom 1

18'7 x 11'9 (5.66m x 3.58m)

Bedroom 2

11'9 x 9'7 (3.58m x 2.92m)

Bedroom 3

16'7 x 10'4 narrowing to 7'8 (5.05m x 3.15m narrowing to 2.34m)

Bedroom 4

9'6 x 6'4 (2.90m x 1.93m)

Bathroom

9'7 x 6'0 (2.92m x 1.83m)

Garden

approx 40' (approx 12.19m )

Side Access

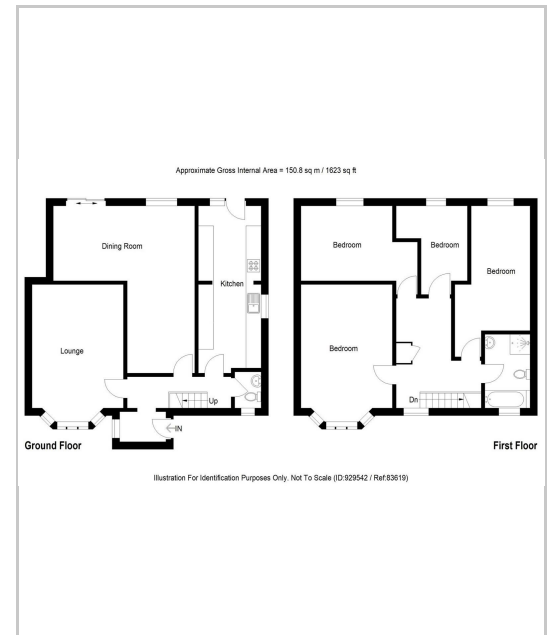
Front Garden

Driveway

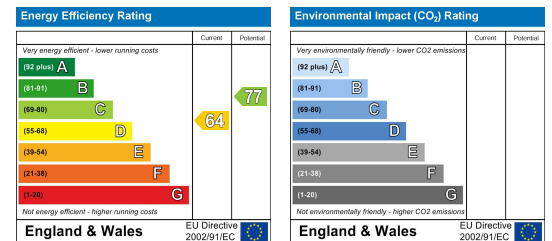
## Area Map



## Floor Plans



## Energy Efficiency Graph



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