

HoldenCopley

PREPARE TO BE MOVED

New Road, Darley Abbey, Derbyshire DE22 1DR

Guide Price £220,000 - £230,000

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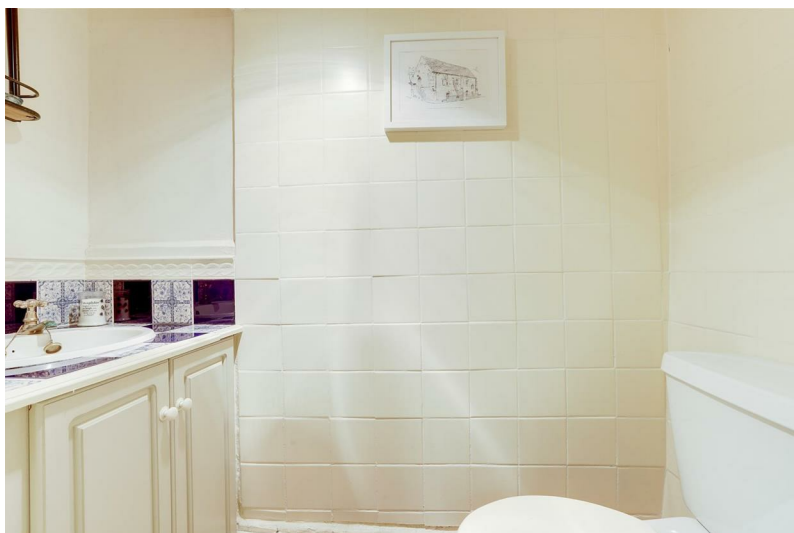


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CHARMING THREE STOREY COTTAGE...

Nestled in the village of Darley Abbey, this beautifully presented two-bedroom semi-detached cottage offers the perfect blend of historic charm and modern convenience. The property preserves its original character, boasting a variety of period features that contribute to its warm and welcoming ambiance. Upon entering, the ground floor features an entrance hall, a convenient W/C, a well-appointed fitted kitchen complete with a pantry, and a spacious living/dining area with exposed brick walls. The first floor hosts a generously sized double bedroom and a three-piece bathroom suite, while the second floor is dedicated to a master bedroom, offering a peaceful retreat. Outside, the property offers on-street parking and a paved seating area to the front, perfect for enjoying a morning coffee in this idyllic setting. This charming cottage presents an opportunity to enjoy village living with modern comforts.

MUST BE VIEWED





- Three Storey Cottage
- Two Double Bedrooms
- Reception Room With Wood Burning Stove
- Fitted Kitchen With Pantry
- Ground Floor W/C
- Three Piece Bathroom Suite
- Well Presented Throughout
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





LOCATION

Darley Abbey village, located approximately 1 mile north of Derby City centre, is a highly sought-after residential area known for its convenience and historic charm. The village offers a range of amenities, including a general store, a historic church, and popular public houses such as Little Darley and The Abbey. Residents benefit from a regular bus service along Duffield Road (A6), providing easy access to Derby City centre. The highlight of the area is the beautiful Darley Park, which borders the village. This park features a café, the Darley Mills complex with a range of bars and dining options, a cricket ground, a children’s play area, canoe club, rowing club and scenic walks along the banks of the River Derwent. Additionally, Darley Park encompasses a nature reserve known as Nutwood, adding to the natural appeal of the surroundings. For outdoor enthusiasts, Allestree and Markeaton Parks, both easily accessible from the property, offer golf courses and fishing lakes. The property is within the catchment area for Ecclesbourne Secondary School in Duffield, enhancing its appeal to families. The area boasts excellent educational facilities, including primary schools such as Walter Evans in Darley Abbey and St Mary’s Catholic School, as well as secondary education options like St Benedicts and Woodlands in Allestree. Private education is available nearby at the Old Vicarage in Darley Abbey, with Derby High School and Derby Grammar School for Boys approximately 5 miles away in Littleover. Darley Abbey village enjoys excellent transport links, with fast access to the A6, A38, A50, and A52, leading to the M1 motorway. The location is also convenient for major establishments such as Pride Park, Derby University, Royal Derby Hospital, Rolls-Royce, and Toyota. Notably, Darley Abbey village is situated in one of the few World Heritage Sites, adding to its historical significance and making it an attractive and unique place to call home.

GROUND FLOOR

Entrance Hall

9’2" x 3’1" (2.80m x 0.96m)

The entrance hall has a window to the front elevation, tiled flooring, a radiator, a recessed spotlight and a single door providing access into the accommodation.

W/C

6’6" x 3’3" (max) (1.99m x 1.00m (max))

This space has a low level flush W/C, a wash basin with fitted storage and a tiled splashback, a recessed spotlight and tiled flooring.

Kitchen

12’1" x 7’0" (3.69m x 2.15m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor fan, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, a wall-mounted boiler, tiled flooring, partially tiled walls, access into the pantry and a window to the front elevation.

Pantry

4’8" x 2’6" (1.44m x 0.77m)

The pantry has shelving.

Living/Dining Room

15’0" x 12’0" (max) (4.58m x 3.66m (max))

The living/dining room has windows to the front elevation, wood-effect flooring, a radiator, a recessed chimney breast alcove, exposed brick walls and a built-in cupboard.

FIRST FLOOR

Landing

8’8" x 7’1" (2.66m x 2.17m)

The landing has a window to the side elevation, carpeted flooring, a radiator, a recessed spotlight and provides access to the first floor accommodation.

Bedroom Two

12’0" 11’11" (max) (3.66m 3.65m (max))

The second bedroom has a window to the front elevation, carpeted flooring and a radiator.

Bathroom

7’1" x 5’11" (2.16m x 1.81m)

The bathroom has a low level flush W/CC, a countertop wash basin with fitted storage, a fitted bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, wood-effect flooring, a radiator, partially tiled walls, a recessed spotlight, an extractor fan and a window to the front elevation.

SECOND FLOOR

Master Bedroom

15’1" x 12’1" (max) (4.61m x 3.69m (max))

The main bedroom has a window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with a tiled hearth, a built-in cupboard and a recessed spotlight.

OUTSIDE

Outside there is a paved seating area to the front and on street parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Derby City Council - Band C

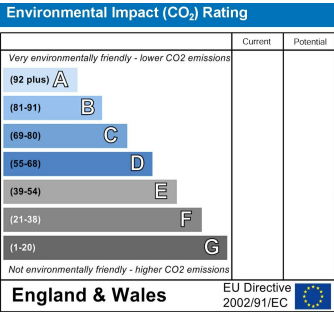
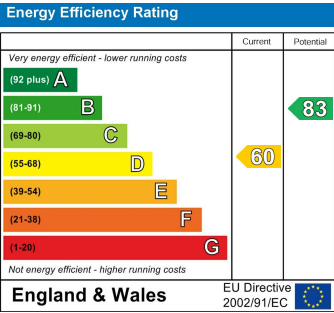
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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