



## 390 Duffield Road, Darley Abbey, Derby, Derbyshire, DE22 1ER

**£625,000**



A superb and spacious four bedroom traditionally styled family home enjoying a large garden plot including a deep secluded frontage within this highly sought after village and Ecclesbourne school catchment.



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## DIRECTIONS

Approaching the property from the city centre on Duffield Road, pass the Broadway public house and St Benedict's school where the property will be found on the right just prior to the junction with Ferrers Way on the left.

The superbly presented accommodation which incorporates a feature open fire, traditional gas central heating and Aga along with double glazed windows briefly comprises, welcoming reception hallway with stairs leading to the first floor, lounge with feature open fire, separate large dining room leading into a study, a beautifully appointed dining kitchen with Aga, separate utility room and cloakroom. To the first floor a pleasant semi-galleried landing leads to four good sized bedrooms, the principle with en-suite and finally a stylishly appointed bathroom with shower over bath.

Externally the property is relieved from Duffield Road behind a deep and secluded frontage with large driveway area leading to a side garage and store, large lawned front garden and mature screening hedge. The large and private rear garden enjoys an extensive patio area with two sets of steps leading to an expanse of lawn with a raised bed planted section at the foot of the garden along with a sizeable store shed and greenhouse.

Located at the foot of Ferrers Way with easy pedestrian access to the nearby Walter Evans primary school and within the Ecclesbourne secondary school catchment in nearby Duffield, the property is ideally suited to the family buyer. The village of Darley Abbey has long been a highly sought after residential location having typical local amenities including a village grocery store, beautiful park and riverside walk connecting to the city centre, popular public house along with the vibrant mills area, a world heritage site, with wine bars, restaurant, gym, business area, rugby club, gym and wedding venue.

A highly impressive property, plot and location.

## ACCOMMODATION

### GROUND FLOOR

Entering the property beneath a recessed storm porch and through an attractive timber panelled door into:

### RECEPTION HALLWAY

A highly impressive hallway providing a welcoming feel having practical space for coats and shoes, stairs to first floor with cupboard beneath, herringbone patterned Karndean flooring throughout, a picture and plate rail provide a pleasant space for displaying home furnishings, central heating radiator, two lead effect double glazed windows, one positioned on the half landing providing plentiful natural light.

## LOUNGE

15'11" x 14'10" (4.85m x 4.52m)

A charming lounge featuring an ornate brick fireplace and hearth with display mantle piece and recessed open fire, double glazed French doors with surrounding windows open to the extensive rear patio, picture and plate display rail, recessed alcove shelving, central heating radiator.

## DINING ROOM

14'6" x 13' (4.42m x 3.96m)

A second spacious reception room with a large lead effect double glazed bay window and additional side window, fireplace with inset gas fire and marble hearth, ample space for a formal dining table and chairs, picture rail, radiator and access into:

## STUDY

10'11" x 6'9" (3.33m x 2.06m)

The perfect home office with ample space for a large desk having a front facing lead effect double glazed window taking advantage of a view down the driveway, inset ceiling downlighters and radiator.

## KITCHEN

20'5" x 14'2" (6.22m x 4.32m)

A beautifully appointed and extended kitchen having a plentiful range of units fitted to four walls with various cabinets, drawers and display glazed cupboards and features a four oven Aga comprising a roasting, simmering, baking and a warming oven along with a boiling, simmering and warming plates, a tall fridge and dishwasher are integrated, solid wooden work surfaces and matching upstands compliment the kitchen cupboard and drawer fronts, main ceramic one and half sink and drainer with chrome taps, additional food preparation sink with tap, central space for a dining table and chairs, a large double glazed window overlooks the rear garden, side door, Karndeian tile effect flooring and inset ceiling downlighters.

## UTILITY ROOM

12'10" x 4'4" (3.91m x 1.32m)

A practical room with twin laundry appliance space, wooden work surface, pantry unit, Karndeian tile effect flooring, double glazed



window, radiator and access into the large garage space.

### **CLOAKROOM**

Low level WC, wash basin, half tiled walls with border, window, Karndean tile effect flooring, radiator.

### **FIRST FLOOR**

#### **LANDING**

Arriving to an attractive landing area from the hallway stairs with wooden handrail and balustrade, picture rail, access to a spacious loft area with pull down ladder.

#### **BEDROOM ONE**

15'11" x 14'10" (4.85m x 4.52m)

A spacious principle bedroom suite with plentiful space for all bedroom furniture and a large bed, the bedroom faces to the rear with a pleasant aspect over the rear gardens through a wide double glazed window, picture rail, inset ceiling downlighters, radiator and built in cupboard housing the hot water cylinder.

### **EN-SUITE**

Appointed with a shower cubicle with a mains shower, wash basin and WC with concealed cistern, nicely tiled, chrome towel radiator.

### **BEDROOM TWO**

14'5" x 13' (4.39m x 3.96m)

A second spacious bedroom with recently replaced UPVC double glazed lead effect window to the front elevation, ample space for all bedroom furniture, picture rail, radiator.

### **BEDROOM THREE**

11'11" x 8'1" (3.63m x 2.46m)

A generous third bedroom with rear facing double glazed window, radiator.

### **BEDROOM FOUR**

A further generous fourth bedroom with recently replaced UPVC double glazed lead effect window, picture rail, radiator.

### **BATHROOM**

8'4" x 6'6" (2.54m x 1.98m)

Beautifully appointed with a tasteful three piece bathroom suite comprising a large



panelled bath with mains overhead shower and conveniently positioned thermostat controls, glazed screen, wash basin with vanity store unit beneath and WC, two tone natural effect tiled walls, wood effect tiled floor, double glazed window, inset ceiling downlighters and tall vertical towel radiator.

## OUTSIDE

Externally the property is relieved from Duffield Road behind a deep and secluded frontage with large driveway area leading to a side garage and store, large lawned front garden and mature screening hedge.

The large and private rear garden enjoys an extensive patio area with two sets of steps leading to an expanse of lawn with a raised bed planted section at the foot of the garden along with a sizeable store shed and greenhouse. A superb garden for the whole family to enjoy.

## GARAGE

Sub-divided into two sections, separated by a stud wall and door.

## FRONT STORE AREA

5'4" x 10'1" (1.63m x 3.07m)

Front store area with twin opening doors, shelving, inner door into:

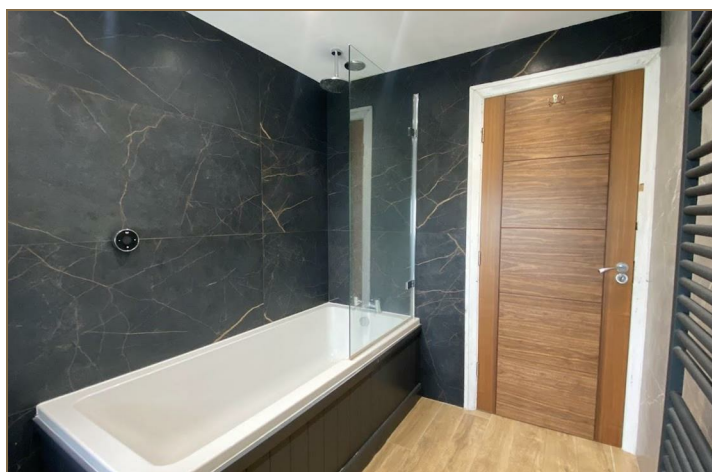
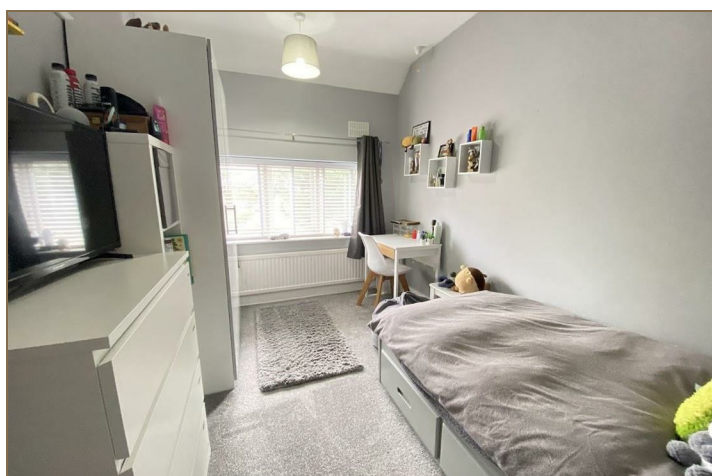
## MAIN AREA

17'1" x 10'1" max (5.21m x 3.07m max)

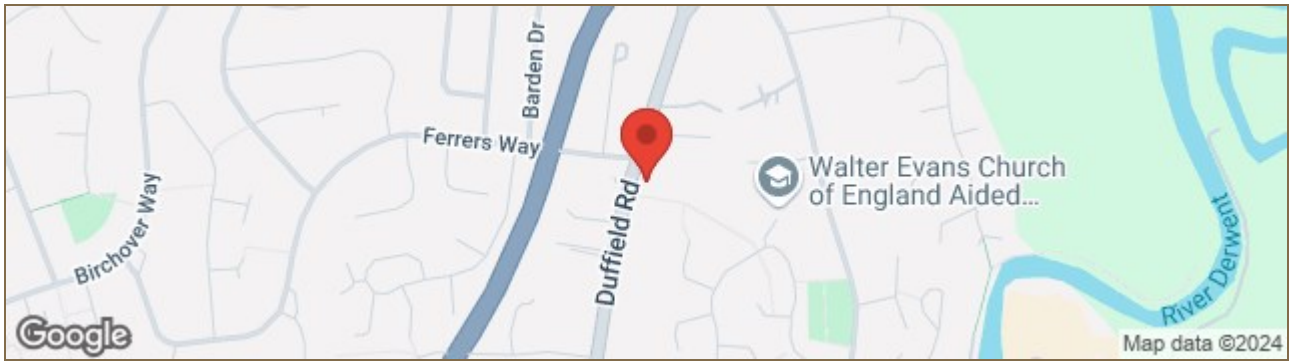
With loft store space, rear window and door into the garden, wall mounted Worcester boiler.

## PLEASE NOTE

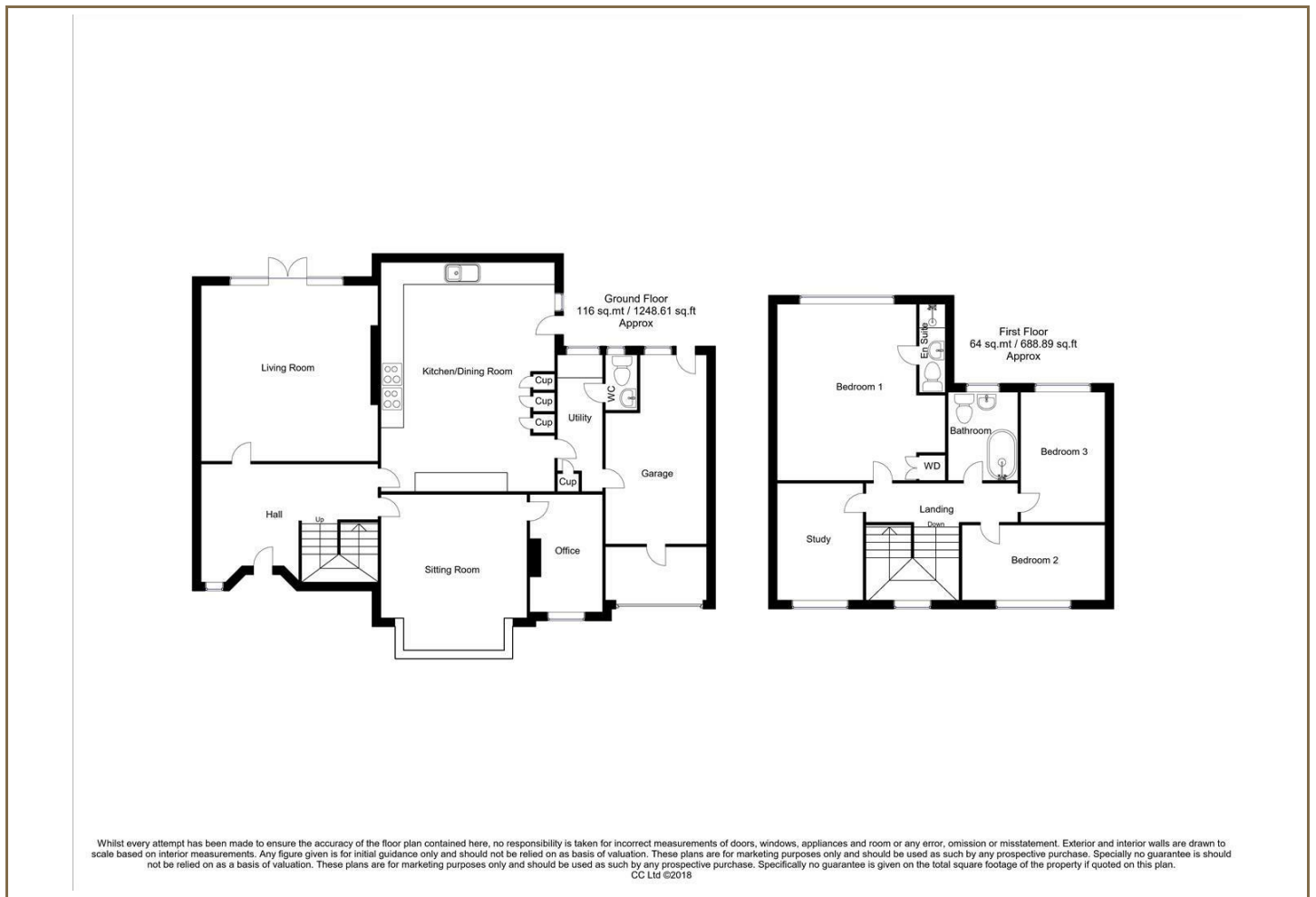
The Aga is included within the sale and the vendors are happy to explain the vast useful advantages of such an appliance.



## Road Map



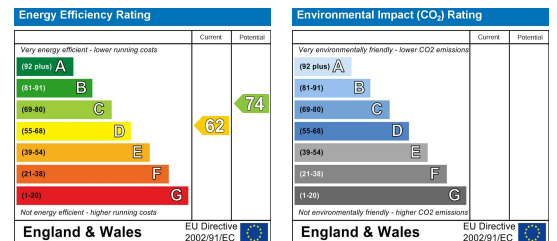
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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