



## 9 Plough Gate, Darley Abbey, Derby, DE22 1FH

**No Onward Chain**  
**£199,950**



An excellent opportunity to acquire a three bedroom mid-townhouse in this highly sought after village location. No Chain.



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**No Onward Chain £199,950**



## DIRECTIONS

Entering the village of Darley Abbey turn into Darley Abbey Drive and follow the road up the hill passing Walter Evans school taking the next right into Plough Gate where the property will be found on the left.

The property which provides gas central heating and UPVC double glazing would benefit from a cosmetic scheme of improvement and briefly comprises entrance porch, large lounge leading into a dining room and kitchen. To the first floor a landing leads to three bedrooms and shower room.

Externally there is a private enclosed garden enjoying a southerly aspect and mainly laid to patio with a raised planted garden and gate. To the front there is a deep driveway and garage within a block. The property is set back from the road and approached via a shared driveway.

The village of Darley Abbey is a highly sought after residential location connected to the city centre via the beautiful Darley Park. Locally there are reputable primary and preparatory schools along with being in catchment for the Ecclesbourne secondary school in Duffield. The village has a typical grocery store, popular public houses and vibrant Darley Mills area, a world heritage site.

Viewings are highly recommended especially to first time buyers.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property through a UPVC double glazed door into a useful store area for coats and shoes, door into:

#### LOUNGE

12'10" x 11'9" plus stairs (3.91m x 3.58m plus stairs)

A spacious lounge with stairs leading to the first floor with useful storage area beneath, large front facing UPVC double glazed window, radiator and open plan access into:

#### DINING AREA

10'2" x 7'1" (3.10m x 2.16m)

UPVC double glazed French doors leading into the garden, ample space for a dining table and chairs, radiator.

#### KITCHEN

7'7" x 8'2" (2.31m x 2.49m)

Fitted with a range of wall and base units with work surfaces, sink and drainer, integrated oven and hob, plumbing for washing machine, built-in storage cupboard, double glazed window to the rear and double glazed door to the garden.

### FIRST FLOOR

#### LANDING

Providing access to all first floor rooms, built in cupboard housing the combination boiler.

### **BEDROOM ONE**

9'8" max x 11'10" (2.95m max x 3.61m)

A double bedroom with a built in wardrobe, front facing UPVC double glazed window and radiator.

### **BEDROOM TWO**

10'2" x 9'6" max (3.10m x 2.90m max)

Rear facing UPVC double glazed window and radiator.

### **BEDROOM THREE**

6' x 6'8" plus entry (1.83m x 2.03m plus entry)

A single bedroom with bulkhead shelf and front facing UPVC double glazed window.

### **SHOWER ROOM**

Fitted with shower cubicle, low level W.C and wash hand basin, heated towel rail and double glazed window.

### **OUTSIDE**

Externally there is a private enclosed garden enjoying a southerly aspect and mainly laid to patio with a raised planted garden and

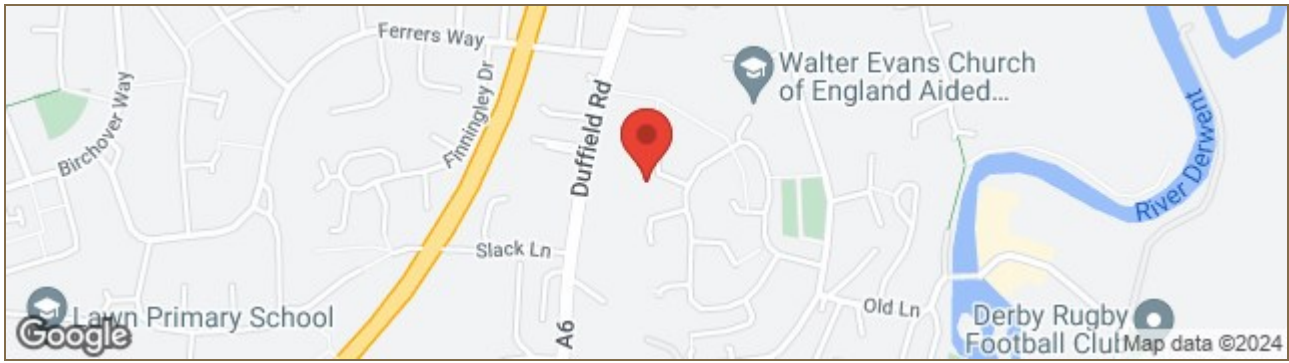
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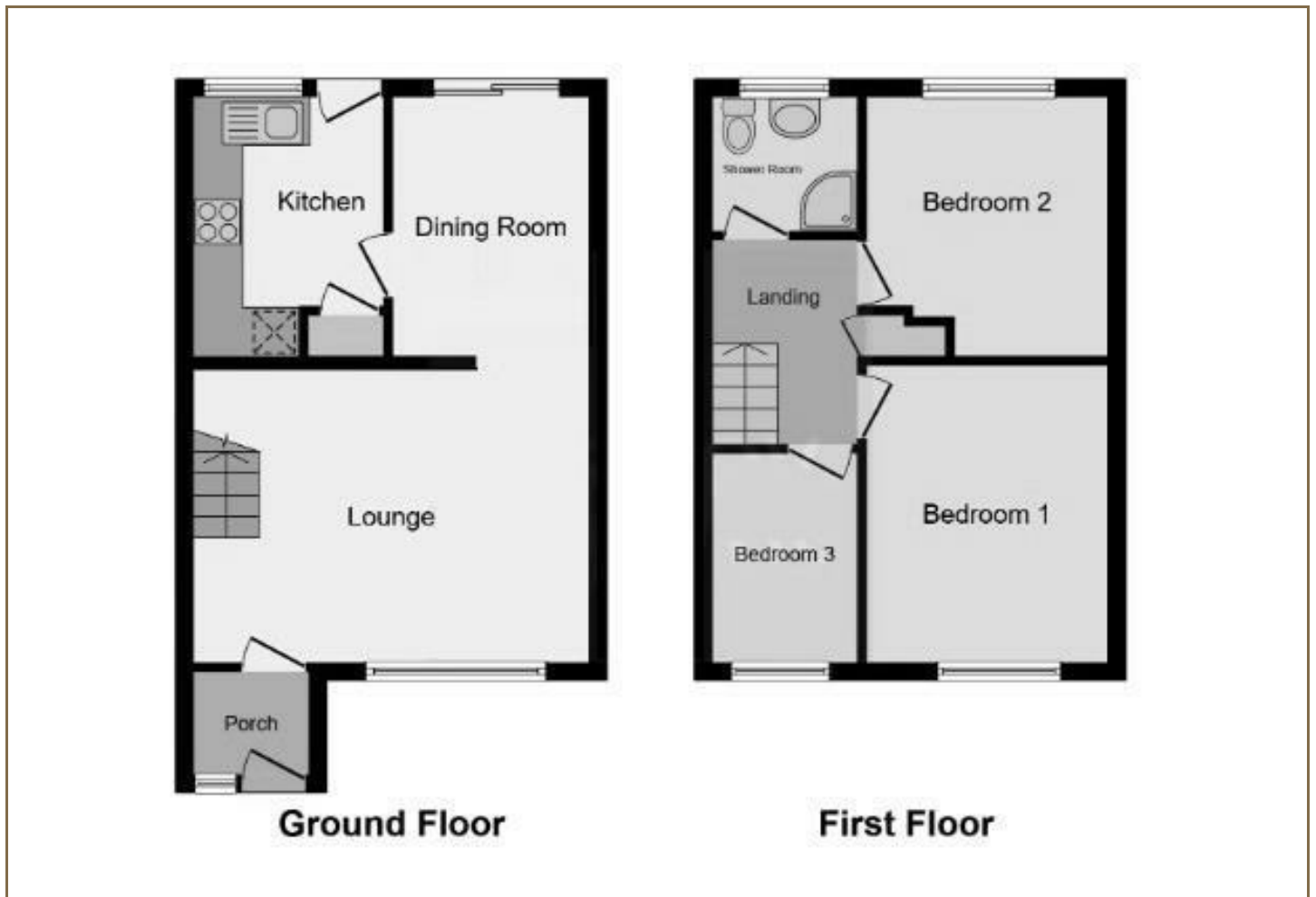




## Road Map



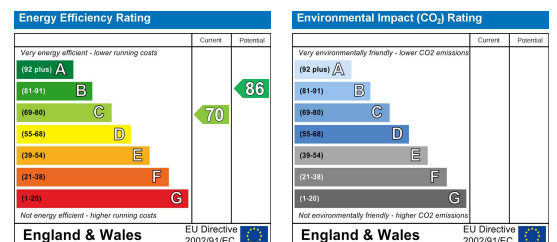
## Floor Plan



## 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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