

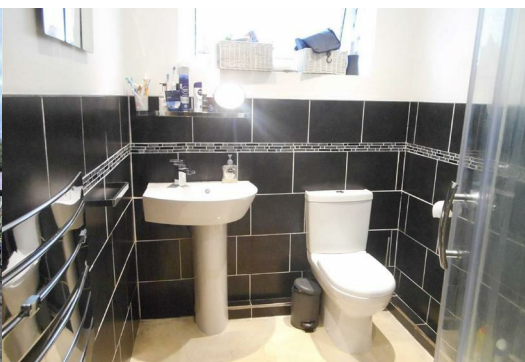


## 4 Darley Abbey Drive, Darley Abbey, Derby, DE22 1EE

**£900 Per Calendar**



A delightful two bedroom semi - detached bungalow located in this much sought after location. The property includes a good sized lounge, conservatory, fitted kitchen, shower room and two bedrooms, gas central heating and upvc double glazing. **\*\* MUST VIEW \*\***



## DIRECTIONS

The bungalow may be approached by leaving the City of Derby via Duffield Road (A6 northbound), proceed directly across the Broadway traffic island and take the eventual right hand turning into Mileash Lane. Mileash Lane leads directly to Abbey Lane, then take the following left hand turning into Darley Abbey Drive which is a spine road, turn left and number 4 can be found on the right hand side.

This is a well proportioned, two bedroomed, detached bungalow, having the advantage of a gas fired central heating system and UPVC double glazing. The accommodation briefly comprises: Fitted kitchen, inner hall area with airing cupboard, cloaks cupboard and storage cupboard, spacious living room with access off to small conservatory, two double bedrooms and shower room. Outside: large detached, brick built garage, low maintenance, well stocked, private rear garden.

The bungalow enjoys a particularly convenient residential position, ideally placed for the facilities on offer within the village of Darley Abbey and the neighbouring suburb of Allestree. These include the splendid Darley Park, which is a short walk away, public houses, village church, highly regarded primary school and the property falls within the catchment area of the Ecclesbourne School at Duffield. The Derby City Centre is within quick and easy reach, well within walking distance via a beautiful walk through the park.

Enjoying a slightly elevated position and approached via a concrete driveway, the detailed accommodation comprises of the following:

### UPVC PANELLED AND DOUBLE GLAZED SIDE ENTRANCE DOOR

### KITCHEN

10'4 x 7'4 (3.15m x 2.24m)

With a range of panelled door fitted units comprising inset sink with mixer taps and cupboard under, adjoining worktops with appliance spaces below, further base units with cupboards under, range of wall cupboards, wall mounted Worcester gas central heating boiler, UPVC double glazed window to front elevation.

### INNER HALL

With UPVC double glazed window to front elevation, coving to ceiling, access to loft space, large airing cupboard with central heating radiator, storage/cloaks cupboard plus further second large storage cupboard.

### LIVING ROOM

14'10 x 12'0 (4.52m x 3.66m)

Fitted gas fire on a tiled hearth, coving to ceiling, central heating radiator, wide double glazed window to front elevation providing far reaching views over the Derwent Valley. Pair of UPVC double glazed French doors provide access to conservatory.

### CONSERVATORY

10'7 x 5'6 (3.23m x 1.68m)

With UPVC double glazed French doors providing access to the rear garden.

### BEDROOM ONE

12'0 x 10'2 (3.66m x 3.10m)

Double central heating radiator, UPVC double glazed window to rear elevation, range of fitted wardrobes with wall cupboards and chest of drawers. Please note these dimensions are maximum and to the rear of the wardrobes.

### BEDROOM TWO

11'3 x 10'1 (3.43m x 3.07m)

UPVC double glazed window to rear elevation, central heating radiator, range of fitted wardrobes. Please note these are maximum measurements to the rear of the wardrobes.

### SHOWER ROOM

6'4 x 5'5 (1.93m x 1.65m)

With white suite of pedestal wash hand basin, WC, shower cubicle with electric shower unit, central heating radiator, part-tiled walls, extractor unit, UPVC double glazed window to side elevation.

### OUTSIDE

Set back from the road frontage behind a mature front garden and approached via a concrete driveway which provides access to the garage.

### DETACHED BRICK BUILT GARAGE

19'4 x 9'4 (5.89m x 2.84m)

With up and over door, and side personal door, power and light connected.

### GARDEN

The rear garden is designed for low maintenance with patio area, variety of planting, the garden enjoys a good level of privacy with aspects toward the village church tower, Garden shed.

### COUNCIL TAX BAND D

### PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

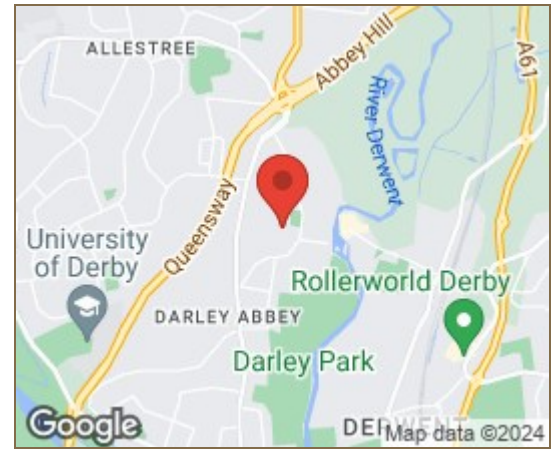
The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

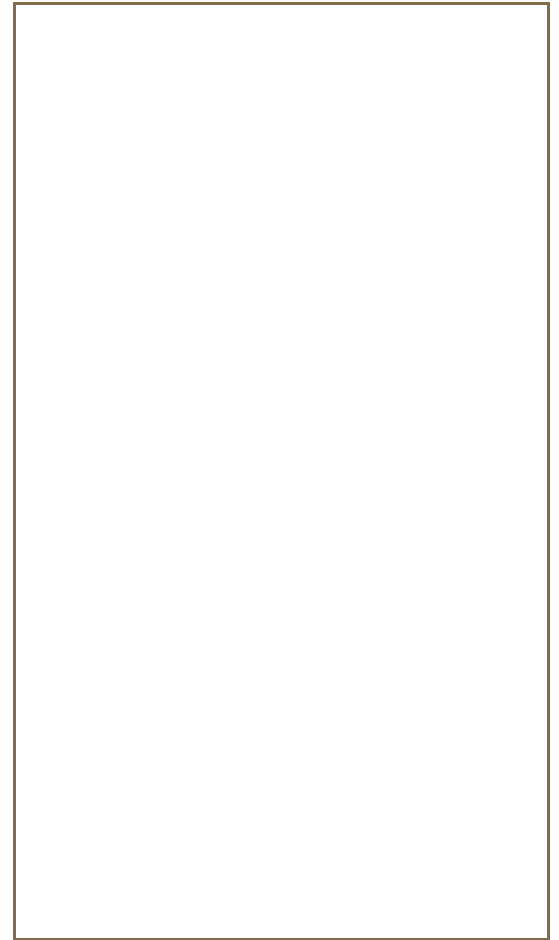
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

## Area Map



## Floor Plans



## Energy Efficiency Graph

