



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

**£259,950**



Situated in the popular village of Darley Abbey, within easy reach of local facilities, this is a smartly presented three bedroom townhouse which benefits from gas central heating and double glazing. NO CHAIN.



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£259,950



## DIRECTIONS

From the centre of Darley Abbey Village turn left onto Darley Abbey Drive and continue up the hill and around to the left. Plough Gate is situated on the right hand side where the property can be found on the left clearly identified by our " For Sale" board.

Internally the accommodation briefly comprises an entrance lobby, lounge with staircase leading to the first floor and access to a well presented dining kitchen with integrated appliances, space for dining table and access to the rear. To the first floor are three good sized bedrooms and a shower room.

Outside the property benefits from a garden to the rear aswell as gated access to the rear. To the front elevation there is a further garden, on street car parking and around to the side of the house there is a single garage within a block.

Darley Abbey is an extremely popular residential location benefitting from a wealth of local facilities including village shop and local schools. The vibrant city centre of Derby is a short walk, bus ride away with its wealth of bars, restaurants and the Derbion shopping centre.

Darley Abbey is much sought after owing to the delightful Darley Park which is within walking distance of this house. The park offers plentiful riverside walks and there are recreational facilities, pubs and restaurants situated at the Darley Mills complex close by.

This property is close to the A38 giving onward travel to the A50, A52 and M1 corridor.

The house would ideally suit a first time buyer, small family or investment purchaser and should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed front door into:

### ENTRANCE LOBBY

With fuse box and frosted double glazed window overlooking the front elevation. Glazed door to:

### LOUNGE

16'11" x 11'10" (5.16m x 3.61m)

Neatly presented with a staircase leading to the first floor, feature fireplace with coal effect gas fire set within a brick surround with tiled hearth, double glazed window to the front elevation and double radiator. Double doors open to:

### DINING KITCHEN

15'11" x 10' (4.85m x 3.05m)

Neatly presented with a range of quality work surface/preparation areas, wall and base cupboards, integrated oven, Smeg hob and stainless steel shaped extractor over. The kitchen has a stainless steel sink unit with mixer tap drainer beneath a double glazed window overlooking the rear garden and there is space for a washing machine, integrated Smeg dishwasher, integrated fridge, integrated freezer, wooden wine rack, integrated spotlights and space for additional fridge/freezer.

To the far side of the room is an area with ample space for a dining table which has glazed

French doors leading to the rear elevation. Inset ceiling spotlights.

## TO THE FIRST FLOOR

### LANDING

With access to loft and storage cupboard with wall mounted boiler providing domestic hot water and central heating.

### BEDROOM ONE

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

With double glazed window to the front elevation with far reaching views and radiator.

### BEDROOM TWO

9'8" x 10'3" (2.95m x 3.12m)

(Measurement taken to the rear of the wardrobes)

With double glazed window to the rear elevation and sizeable wardrobes with mirrored doors.

### BEDROOM THREE

5'11" x 8'2" (1.80m x 2.49m)

(Maximum measurement incorporating the bulk head over the stairs)

With double glazed window to the front elevation, radiator and storage cupboard.

## SHOWER ROOM

5'11" x 5'3" (1.80m x 1.60m)

With low level WC, wash hand basin with storage cupboard beneath, shower with glazed screen and frosted double glazed window.

## OUTSIDE

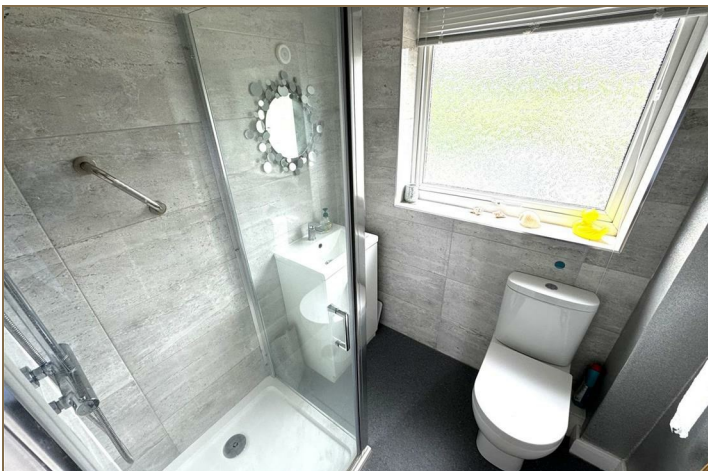
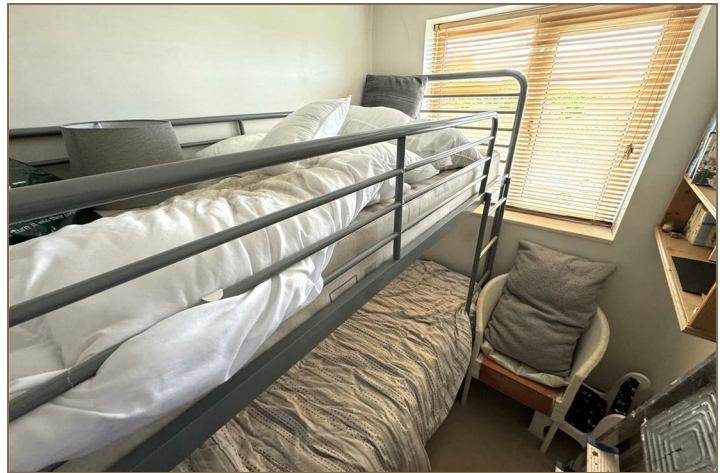
Outside the property benefits from a garden to the rear which is overlooked by a patio area and there is a gate leading to an additional area with space for a small greenhouse. Pathway leading to the garage area.

To the front elevation there is a small front garden and on street car parking.

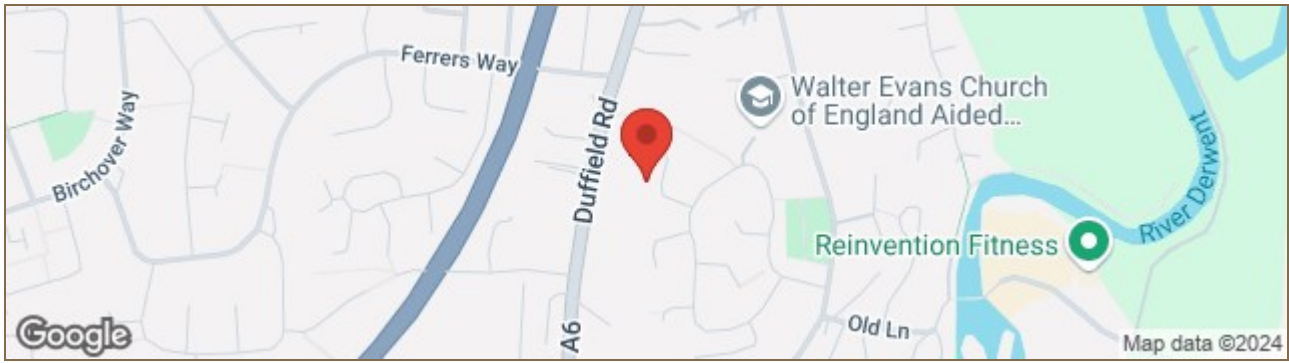
Situated away from the property is an area of garages and this property owns one garage within it. The garage has a black up-and-over door for easy identification.

## PLEASE NOTE

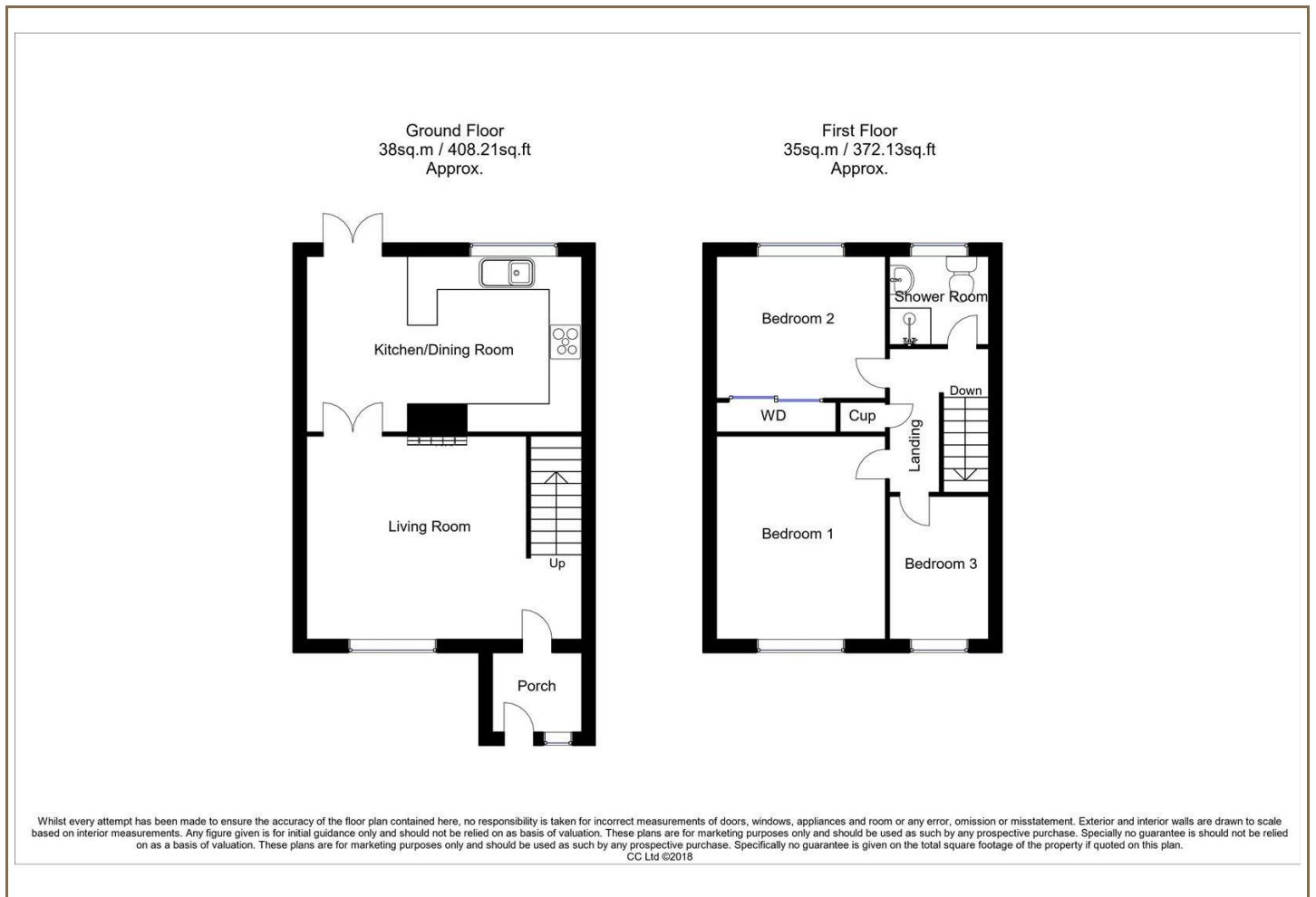
Prospective purchasers should note that the small area, beyond the rear gate, has a right of access over it to the adjoining property.



## Road Map



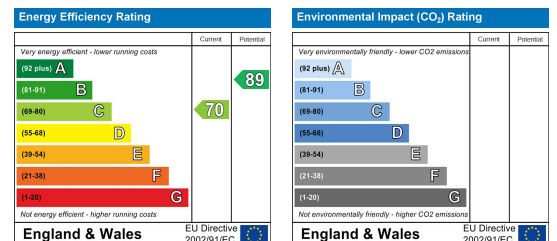
## Floor Plan



## 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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