



## 340 Duffield Road, Derby, Derbyshire, DE22 1ER

**Offers In The Region Of  
£375,000**



Located in Darley Abbey within Ecclesbourne school catchment is this traditional three bedroom semi-detached property requiring a full scheme of modernisation. No Chain.





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## DIRECTIONS

Approaching Darley Abbey from Derby on Duffield Road, proceed straight over at the mini-island by the Broadway public house, continue along passing St Benedict's school on the left, the property will be found on the right, opposite the junction with Slack Lane.

The property occupies a large garden plot with a deep frontage, driveway and garage. The rear garden is particularly long.

The current accommodation comprises, porch, reception hallway, bay windowed lounge, separate dining room, kitchen and conservatory. To the first floor are two double bedrooms, generous third bedroom and bathroom.

Excellent potential for improvement and extension subject to the necessary permission.

Darley Abbey is a highly popular and sought after residential location within the Ecclesbourne secondary school catchment in nearby Duffield. Locally there is a reputable primary and private preparatory school, the beautiful Darley Park and numerous eateries, wine bar and restaurant found within Darley Mills, a world heritage site.

A superb opportunity to acquire an unmodernised family home in this highly sought after location.

## ACCOMMODATION

### PORCH

### HALLWAY

11'6" x 8'5" (3.51m x 2.57m)

### LOUNGE

13'6" into bay x 11'4" (4.11m into bay x 3.45m)

### DINING ROOM

13'1" x 11'5" (3.99m x 3.48m)

### KITCHEN

9'6" x 8'4" (2.90m x 2.54m)

### CONSERVATORY

18'5" x 4'6" (5.61m x 1.37m)

## TO THE FIRST FLOOR

### LANDING

### BEDROOM ONE

14'1" into bay x 11'4" (4.29m into bay x 3.45m)

### BEDROOM TWO

13'1" x 11'4" (3.99m x 3.45m)

### **BEDROOM THREE**

8'5" x 7'10" (2.57m x 2.39m)

### **BATHROOM**

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

### **OUTSIDE**

Extensive gardens in need of attention. `

### **GARAGE**



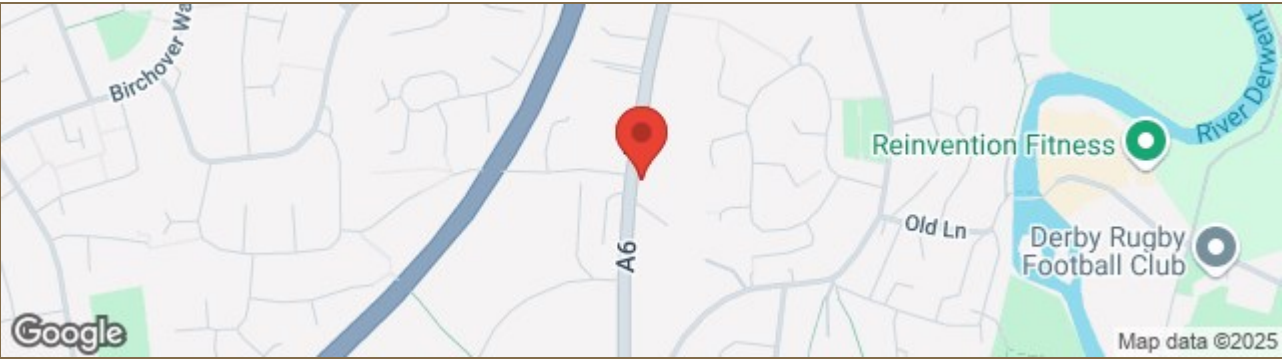




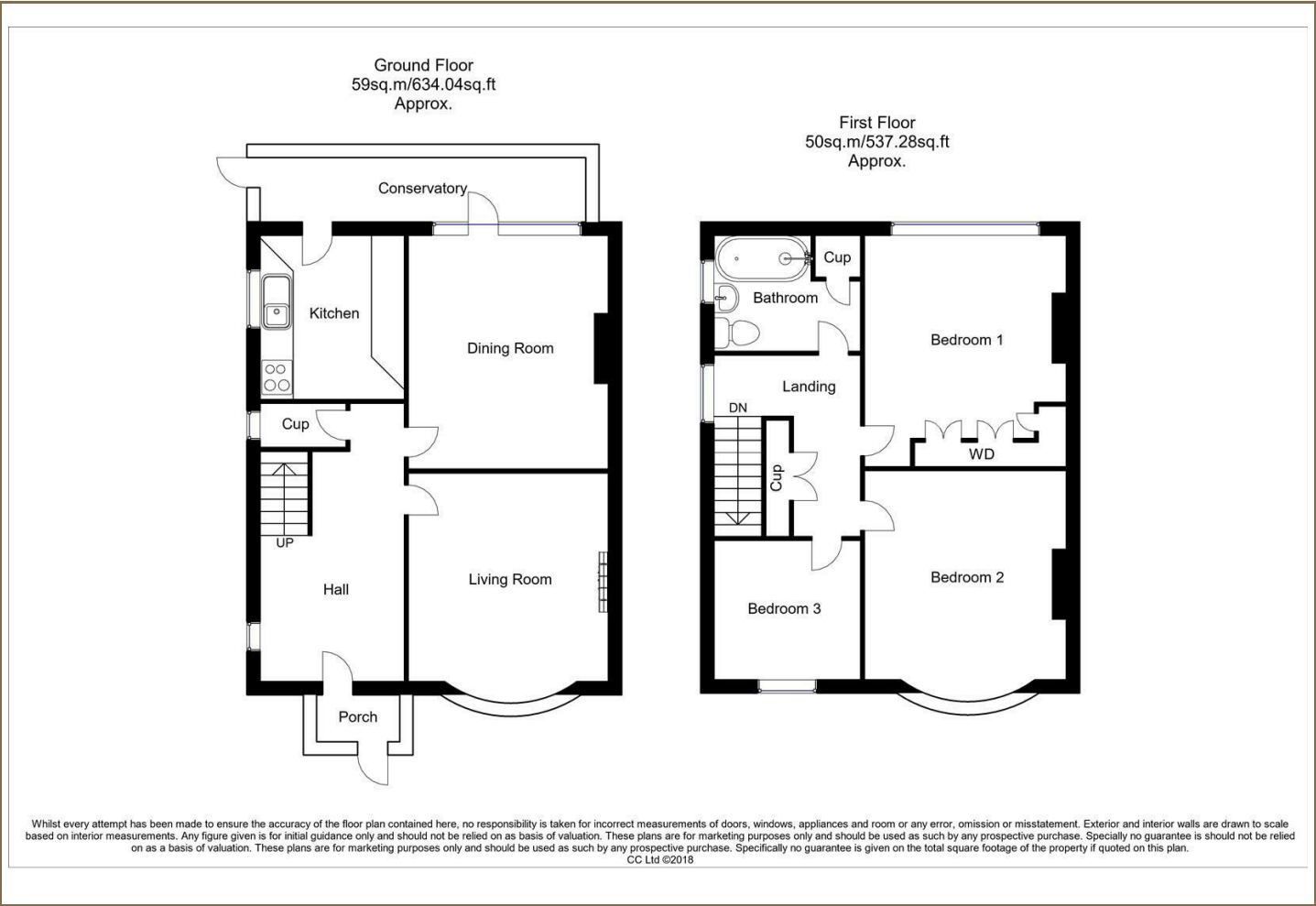




## Road Map



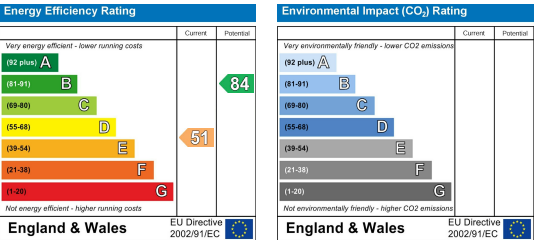
## Floor Plan



## 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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