



15 The Crest, Darley Abbey, Derby, DE22 2BR

No Onward Chain
£349,950



Enjoying an of cul-de-sac position with ease of access to public transport on Duffield Road and the impressive local facilities at Park Farm shopping centre is this two bedroom detached bungalow with annex, occupying a generous plot with beautiful established gardens. No Chain.



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DIRECTIONS

Approaching from Duffield Road turn left onto Ferrers Way continuing to Farnway, turning left, follow the road for a short distance turning left onto The Crest where the property will be found at the head of the cul-de-sac on the left.

Approaching from Kedleston Road turn right onto Birchover way passing the Park Farm shopping Centre turning right onto Ferrers Way first right onto Farnway, follow the road for a short distance where the second right will be The Crest where the property will be found at the head of the cul-de-sac on the left.

The gas centrally heated and UPVC double glazed accommodation comprises, side entrance hall with cloaks cupboard, large lounge, a separate dining room and the adjoining kitchen are connected by a conservatory, an inner lobby provides access into two double bedrooms and modern shower room. Separate to the bungalow accessed from French doors from the rear, is a separate annex having a large open plan room leading into a bathroom with shower over bath.

Externally, the property has an attractive cobble effect driveway and additional gravelled hard standing. Gated access is available at both sides of the bungalow leading to a low maintenance courtyard with

summer house. The established and mature gardens are positioned to the side of the bungalow being well-stocked with a variety of plants and bushes, lawn, fenced borders and shed.

The Crest is located off Farnway close to the many useful shopping facilities found at the Park Farm shopping centre including grocery, hardware and home furnishing stores, cafes and post office as well as Doctors and Dentists surgeries. In the opposite direction with pedestrian access only is Duffield Road (A6) where there are frequent public transport links to the city centre and further northern villages and towns such as Belper and Matlock.

An excellent opportunity to acquire, with no chain, a spacious detached bungalow with beautiful gardens and useful adjoining annex.

ACCOMMODATION

ENTRANCE HALLWAY

A spacious reception area accessed through a UPVC double glazed door with side windows, quality vinyl flooring, radiator, access into kitchen and lounge, also with a deep cloaks cupboard.

LOUNGE

19'2" x 13'5" (5.84m x 4.09m)

A large living room with a continuation of the quality vinyl flooring, fireplace, surround and half with insect gas fire, media connections,

front facing UPVC double glazed window with fitted vertical blinds, radiator.

DINING ROOM

10' x 9'1" (3.05m x 2.77m)

Accessed from the lounge with a wall adjoining the kitchen, quality vinyl flooring, central heating radiator and sliding doors giving access into:

CONSERVATORY

15'4" x 7' (4.67m x 2.13m)

Of UPVC construction connecting the dining room to the kitchen having a range of windows, French doors and pitched ceiling, tiled floor, radiator.

KITCHEN

9'5" x 9' + lobby (2.87m x 2.74m + lobby)

Appointed with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled walls, stainless steel sink and drainer, double electric eye-level oven, gas hob with extractor fan over, space for a washing machine, space for an upright fridge freezer in the lobby area,

UPVC double glazed window, tiled floor, radiator.

INNER LOBBY

With access into two bedrooms and bathroom.

BEDROOM ONE

13'6" to rear of wardrobe x 9'11" (4.11m to rear of wardrobe x 3.02m)

A spacious double bedroom having fitted wardrobes with mirrored doors, front facing UPVC double glazed window, quality vinyl flooring and radiator.

BEDROOM TWO

12'6" x 9' (3.81m x 2.74m)

A second generous double bedroom having a rear facing UPVC double glazed window, quality vinyl flooring radiator.

SHOWER ROOM

8'11" x 6'9" (2.72m x 2.06m)

Smartly appointed with a modern suite comprising a larger than average shower cubicle with sliding screen door and low



profile tray, mains chrome shower, wash hand basin sat on a vanity unit, low level WC with concealed system, half tiled walls, tiled floor, UPVC double glazed window, inset ceiling spotlights, extractor fan, tall chrome towel radiator and loft access.

ANNEX

16' x 9'9" (4.88m x 2.97m)

Accessed from UPVC double glazed French doors from the rear garden, laminate flooring, UPVC double glazed side window, radiator.

LOBBY

With useful store area, UPVC double glazed window and access into:

BATHROOM

6'6" x 5'7" (1.98m x 1.70m)

Appointed with a modern suite comprising a panelled bath with shower attachment, wash basin and WC, tiled floor and walls, UPVC double glazed window, extractor fan, inset

ceiling spotlights, radiator with chrome towel rail attached.

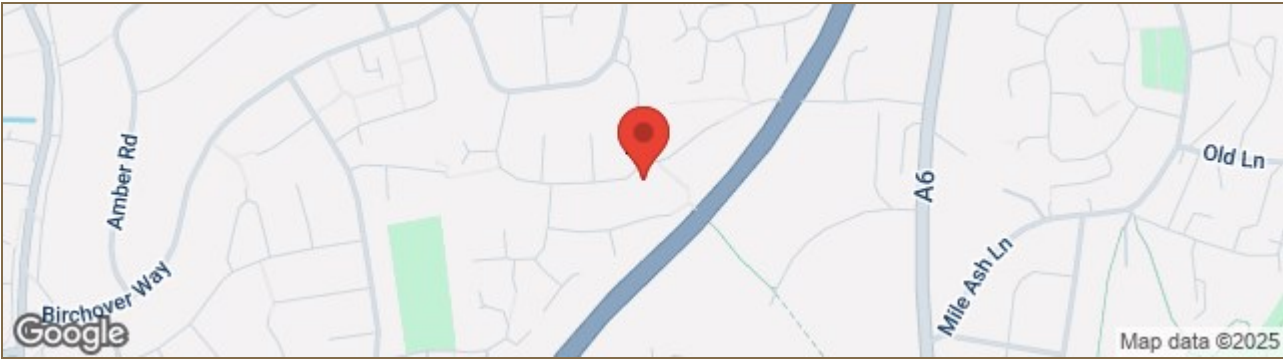
OUTSIDE

Externally, the property has an attractive cobble effect driveway and additional gravelled hard standing. Gated access is available at both sides of the bungalow leading to a low maintenance courtyard with summer house. The established and mature gardens are positioned to the side of the bungalow being well-stocked with a variety of plants and bushes, lawn, fenced borders and shed.





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.

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Energy Efficiency Graph

