

Church Lane, Darley Abbey, Derby

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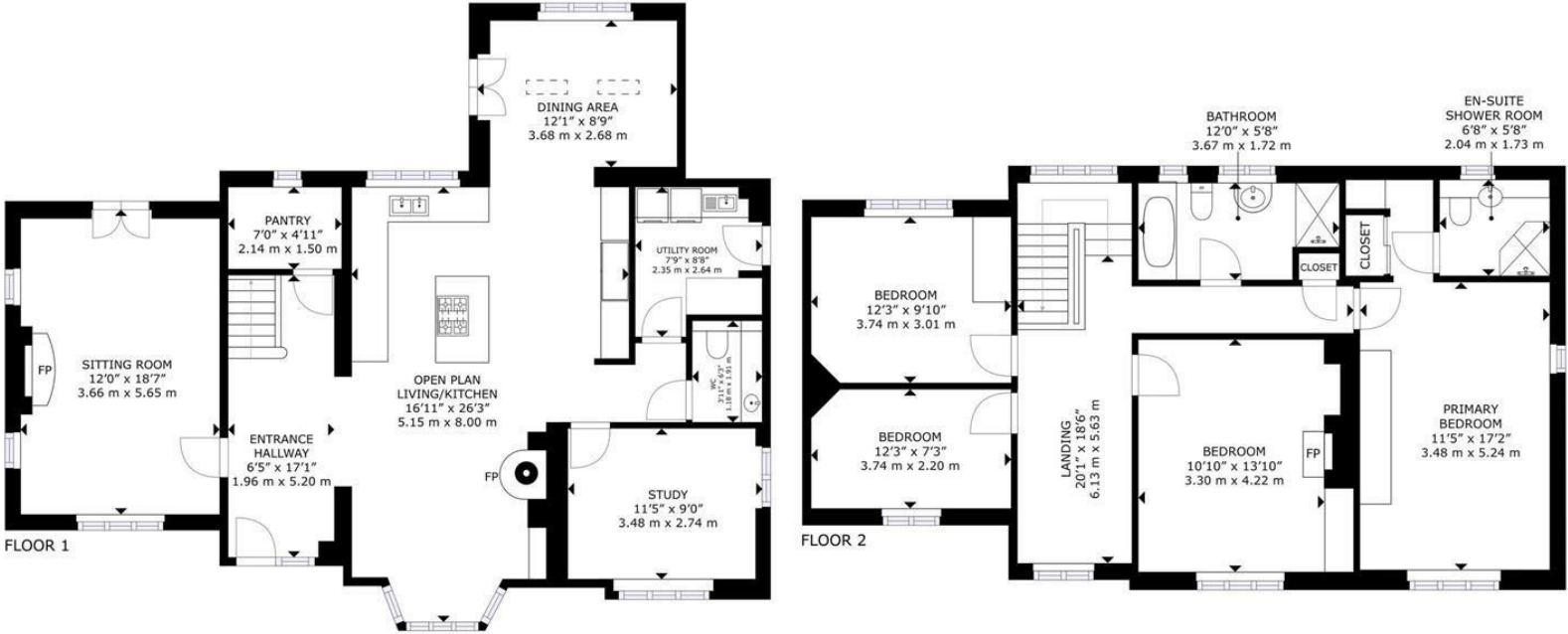


Church Lane, Derby, DE22 1EY

Guide price £850,000



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 1,094 sq. ft., 102 m, FLOOR 2: 931 sq. ft., 86 m
 TOTAL: 2,025 sq. ft., 188 m
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







ECCLESBOURNE SCHOOL CATCHMENT AREA - A most attractive, extended detached home of immense style and character, occupying this generous mature corner plot position in this premier location in Darley Abbey village. This 1933 built home has been sympathetically extended and offers over 2000 square feet of beautifully appointed accommodation that has been comprehensively upgraded and impeccably maintained by the current vendors. The property offers a stunning open plan living kitchen with log burner and dining area with vaulted ceiling and french doors giving access the rear garden. There are also two driveways and a brick built detached garage.

The property has the benefit of a combination boiler gas central heating system and the accommodation in brief comprises: entrance hallway, pantry, sitting room and beautiful glazed sliding pocket doors giving access to the stunning open plan living kitchen, dining area, study, utility room and contemporary wc. The spacious first floor landing with study area gives access to: four well proportioned bedrooms and beautiful four piece period style bathroom suite. The primary bedroom has the benefit of a dressing area, built in wardrobes and en-suite shower room.

Outside, the property stands in this elevated position set back from Church Lane and offers a generous wide plot with two driveways and there is a detached brick built garage. There is a delightful mature landscaped garden to the rear with generous paved seating areas, shaped lawn, well stocked borders and access to the side gravelled driveway which is accessed off Friars Close.

- Beautiful Character Extended 1933 Built Detached Home
- Premier Location - Quality Finish & Specification
- Entrance Hallway, Sitting Room, Study, WC, Pantry & Utility Room
- Four Bedrooms, Four Piece Bathroom & Primary Bedroom with En-Suite
- Corner Plot with Beautiful Mature Landscaped Gardens
- Ecclesbourne School & Walter Evans School Catchment
- Over 2000 Square of Impeccably Maintained Accommodation
- Stunning Open Plan Living Kitchen with Dining Area
- Generous Driveway, Detached Single Garage & Side Driveway
- Close to Darley Park & Darley Mills







LOCALITY & AMENITIES

Darley Abbey Village offers a lovely local shop, historic St Matthew's Church and a regular bus service to Derby City Centre and Belper. Darley Abbey Mills, a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills.

Neighbourhood

Educational facilities close to hand, include the reputable village primary school (Walter Evans) and it is in the noted Ecclesbourne School catchment area located in Duffield. Private education is also available in the village at The Old Vicarage.

Transport

Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce and Derby Railway Station.

THE ACCOMMODATION

GROUND FLOOR – Entrance Hallway

171 x 6'5 (5.21m x 1.96m)

Entrance through composite double glazed entrance door with obscure glazed window with leaded effect, matching side panel window with satin glass effect, into the hallway. Fitted with built-in footmat, Karndeian style grey wood grain effect flooring, beautiful staircase leading through to the first floor landing with contemporary oak handrail and contemporary inset glass with stainless steel fittings. Recessed LED downlighters, smoke alarm, contemporary engineered oak doors with brushed stainless steel handles, giving access to the lounge and the pantry with under stairs storage area. There is a sliding glazed pocket door with stainless steel fittings leading into the open plan living kitchen.

Pantry

70 x 4'11 (2.13m x 1.50m)

Fitted with a quarry tiled thrawl, built-in shelving, ceramic tiled floor, single glazed obscure window to the rear elevation and alarm keypad.

Sitting Room

187 x 12'0 (5.66m x 3.66m)

Fitted with a beautiful feature fireplace with oak surround, granite hearth and back plate, inset pebble effect gas fire. TV and telephone points, two wall light points, two central heating radiators, wooden picture rail and coving to ceiling. Crittall style single glazed leaded windows to the front elevation, two to the side elevation and uPVC double glazed French doors with leaded effect giving access through to the rear garden.

Stunning Open Plan Living Kitchen

26'3 into bay x 16'11 maximum (8.00m into bay x 5.16m maximum)

Living Area

Has a beautiful recessed fireplace with a matt finished granite hearth with a 'Rais' contemporary low-emission log burner, built-in shelving into the recess, recessed LED downlighters, grey wood grain effect Karndeian style flooring, central heating radiator built into the bay and Crittall style leaded bay window to the front elevation.

Kitchen Area

Fitted with a range of beautiful contemporary grey matt finished units with handleless design including wall base and drawer units, with a beautiful white Quartz work surface over with waterfall style edging and matching splashback. There is an undermounted stainless steel one and a half bowl sink unit with a Franke chrome swan necked style mixer tap with boiling hot water tap. Integrated appliances comprising a Neff induction hob with Neff hideaway extractor, which recesses into the work surface and blue glazed splashback. There is a Quartz dining island with raised level glazed shelf plus base cupboards and drawer units. Generous amount of cupboards built into the recess, integrated Neff stainless steel combination oven, Neff integrated electric oven, warming drawer and space for a tall fridge freezer unit and integrated dishwasher. Recess space for a large American style fridge freezer, with a John Lewis stainless steel fridge, separate freezer and wine cooler - all available by separate negotiation. Recessed LED downlighters, under cupboard lighting, above cupboard lighting and wood unit double glazed window with leaded effect to the rear elevation. Open plan access leading through to the:

Dining Area

12'1 x 8'9 (3.68m x 2.67m)

Fitted with a tall contemporary column radiator, Karndeian style grey wood grain effect flooring, vaulted ceiling, Velux double glazed windows to both side elevations, recessed LED downlighters, wood unit double glazed leaded window to the rear elevation and uPVC double glazed French doors opening out onto the rear garden.

Inner Hallway

Open plan access off the kitchen. Fitted with contemporary engineered oak doors with brushed stainless steel handle leading through to a study, downstairs WC and separate utility room.

Study

11'5 x 9'0 (3.48m x 2.74m)

Fitted with central heating radiator, telephone point, superfast broadband router, coving to ceiling, recessed LED downlighters and wood unit leaded effect double glazed windows to the front and side elevations.

Contemporary WC

Fitted with concealed cistern low level WC with chrome push button flush, ceramic wash hand basin built-into a vanity unit with a roll edged laminated Quartz effect top with matching splashback. Useful built-in storage cupboards, Monoblock chrome style heated towel rail, Karndeian style grey wood grain effect flooring, recessed LED downlighters, extractor fan and wood unit obscure leaded double glazed window to the side elevation.

Utility Room

8'8 maximum x 7'9 (2.64m maximum x 2.36m)

Fitted with grey matt finish base cupboards with handleless design, white Quartz effect square edged laminated work surfaces over with stainless steel sink drainer with mixer tap. Low level appliance space with plumbing for an automatic washing machine and space for a tumble dryer. Wall mounted cupboards in white matt finish with handleless design, wall mounted Baxi combination boiler, tall built-in storage cupboards, wall mounted electrical fuse box, extractor fan and wood unit leaded double glazed window to the side elevation.

FIRST FLOOR – Spacious Landing

201 x 18'6 maximum (6.12m x 5.64m maximum)

Provides a useful study area. Fitted with Crittall style single glazed leaded window to the front elevation and beautiful feature obscure glazed leaded and stained glass window to the rear elevation. Smoke alarm. Access through traditional panelled doors to the primary bedroom suite, three further bedrooms, bathroom and airing cupboard with built in shelving and central heating radiator.

Spacious Primary Bedroom

17'2 x 11'5 (5.23m x 3.48m)

Fitted with a range of built-in maple effect wardrobes, drawer units, shelving units and further drawers unit plus matching bedside tables. Wood unit double glazed window to the front elevation, Crittall style leaded single glazed leaded window to the side elevation and open arch way access leading through to a:

Dressing Area

Fitted with built-in wardrobes with mirrored fronts, drawer units and small dressing table with maple effect cupboard below. Panelled door providing access to the:

En-Suite Shower Room

6'8 x 5'8 (2.03m x 1.73m)

Fitted with a white three-piece suite comprising concealed cistern low level WC with ceramic wash hand basin with chrome Monoblock mixer tap, white high gloss vanity units with chrome handles, roll edged granite effect tops with ceramic tiled splashbacks. A corner shower with granite effect Aquaboard splashback panelling, chrome recessed shower controls with shower attachment, Monochrome ladder style heated towel rail, corner mirrored bathroom cabinet, shaver point, recessed LED downlighters, ceramic tiled floor, extractor fan and wood unit leaded effect obscure glazed window to the rear elevation.

Bedroom Two

13'10 x 10'10 (4.22m x 3.30m)

Fitted with a feature period styled fireplace with tiled hearth, built-in cupboards and wardrobes units built into the recess, central heating picture rail and Crittall style single glazed leaded window to the front elevation.

Bedroom Three

12'3 x 9'10 (3.73m x 3.00m)

Fitted with a feature period styled fireplace with a period glazed tiled backplate and hearth, central heating radiator, wooden picture rail and Crittall style single glazed leaded window to the rear elevation.

Bedroom Four

12'3 x 7'3 (3.73m x 2.21m)

Fitted with a feature fireplace with green glazed tiled hearth and backplate with gas fire, central heating radiator, wooden picture rail and Crittall style single glazed leaded window to the rear elevation.

Four Piece Period Style Bathroom

12'0 x 5'8 (3.66m x 1.73m)

Fitted with a traditional style four-piece white suite comprising low level WC, panelled bath, double width shower with sliding glazed door, wall mounted Mira electric shower unit with shower attachment, ceramic tiled floor, ceramic tiled splashback areas with Villeroy & Boch black and white chequered tiled border. Shaver point, extractor fan, recessed LED downlighters, wall mounted mirror bathroom cabinet chrome heated towel rail with white three column radiator, two single glazed Crittall leaded glazed windows to the rear elevation.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Frontage & Driveway

The property stands back from Church Lane behind a beautiful hedgerow boundary with tarmacadamed driveway access with block paved edging. The generous driveway providing off road car standing for six to seven vehicles. There are well stocked planting borders and a block paved hard standing area. Raised level planting beds with dry stone retaining walls and block paved steps leading through to the main entrance.

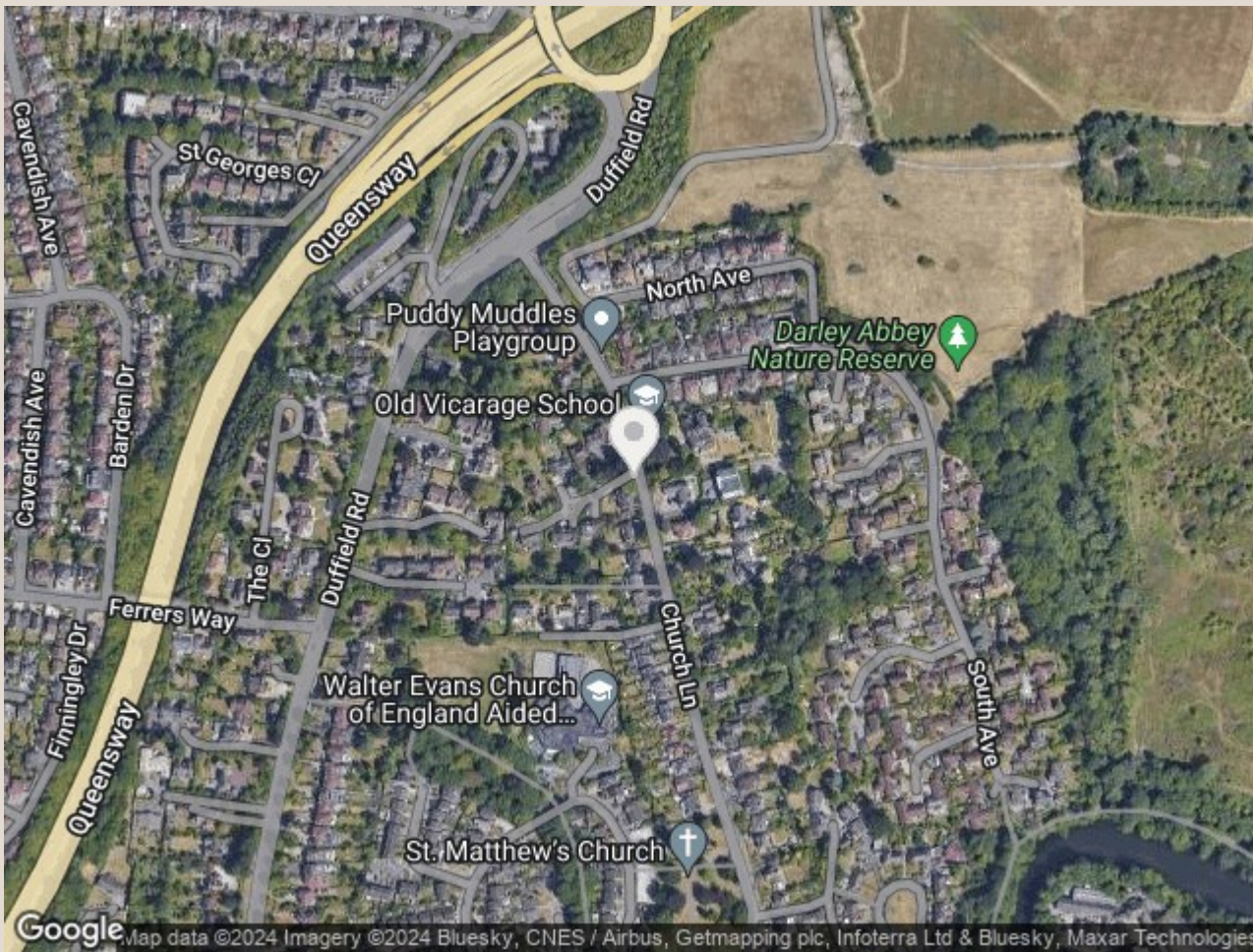
Brick Built Single Detached Garage

18'6 x 8'10 (5.64m x 2.69m)


Built of brick construction, double opening timber doors to the front, power and light, wood unit double glazed leaded windows to the rear elevation and wood unit leaded double glazed door giving access through to the rear garden.

Generous Mature Enclosed Rear Garden

To the side of the garage there is a paved pathway which leads through to the beautiful enclosed mature rear garden. There is also a aluminium framed greenhouse located at the side of the garage. The rear garden has Derbyshire gold stone bed with stepping stone style pathway leading through to a block paved seating area. There are well stocked planting beds, steps leading up to a raised level shaped lawn again with raised level planting beds. Further circular paved patio area with to the top left hand corner of the garden with timber framed pergola above. The garden is planted with an array of mature trees, plants and shrubs. There is also a useful wide parking area located at the side of the property ideal for motor home or caravan. There are also outside power sockets, outside cold water tap and outside security lighting.



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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