

# Brick Row, Darley Abbey, Derby



Brick Row, Derby, DE22 1DQ

Price £345,000



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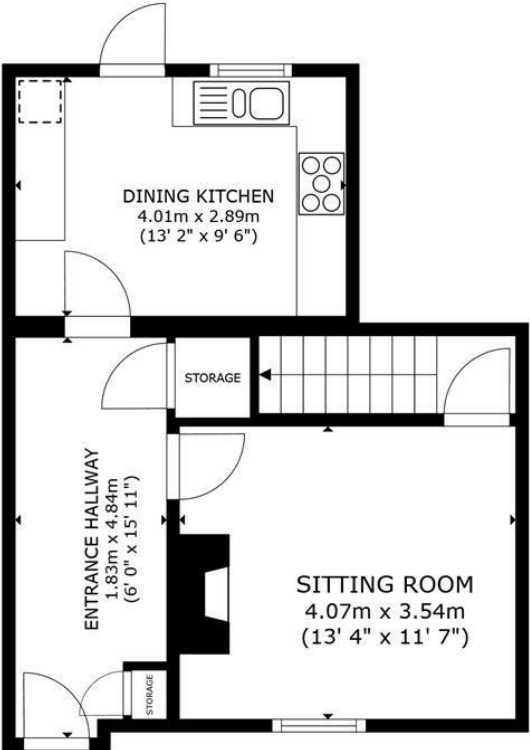


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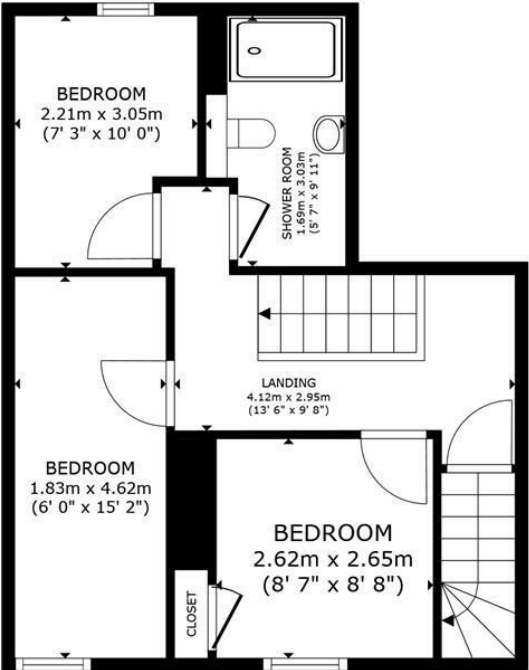


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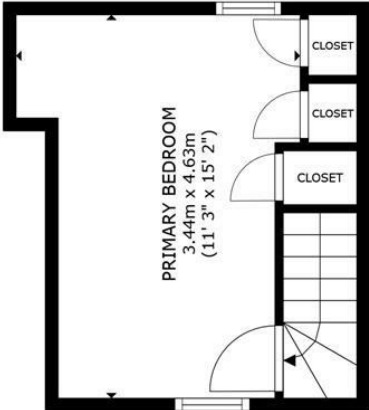
# Floor Plan



GROUND FLOOR



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 GROUND FLOOR 40.8 m<sup>2</sup> (439 sq.ft.) FLOOR 1 40.6 m<sup>2</sup> (437 sq.ft.) FLOOR 2 17.4 m<sup>2</sup> (187 sq.ft.)  
 TOTAL : 98.8 m<sup>2</sup> (1,063 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







ECCLESBOURNE SCHOOL CATCHMENT - A charming four bedroom, three storey Grade II Listed terraced cottage of style and character, located in a very convenient and sought after location within a short walk to the beautiful Darley Park. This beautifully appointed four bedroom property, we believe is one of the largest former 'Mill Workers' cottages in the village and offers over 1000 square feet of living accommodation and has been improved over recent years with the installation of high specification Creative Interiors designed dining kitchen and contemporary shower room.

This property has been beautifully appointed throughout and retains a wealth of character and charm with many period features. The accommodation has the benefit of gas central heating and in brief comprises: on the ground floor, beautiful entrance hallway with Amtico minton tiled effect floor, charming sitting room with period fireplace and a beautifully appointed Creative Interiors fitted kitchen with stable door giving access to the rear garden.

The spacious first floor landing leads to three bedrooms and and quality specification Creative Interiors designed contemporary shower room. There are stairs leading to the second floor and a most spacious primary bedroom.

The cottage enjoys a beautiful low maintenance courtyard garden with gravelled seating area with raised level planting beds and two brick built outbuildings, one with wc.

- Beautiful Grade II Listed Three Storey Terraced Cottage
- Stylish Presentation - Beautifully Upgraded by Current Vendors
- Entrance Hallway & Sitting Room with Feature Fireplace
- Four Bedrooms & Superb Creative Interiors Shower Room
- Close to the beautiful Darley Park & Darley Abbey Mills
- One of the Largest Former Mill Workers in the Village
- Over 1000 Square Feet of Living Accommodation
- Beautiful High Specification Creative Interiors Dining Kitchen
- Low Maintenance Garden with Two Outbuildings
- Ecclesbourne School Catchment Area









## 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.

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.

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

15'11 x 6'0 (4.85m x 1.83m)

Entrance through traditional wood panelled entrance door with obscure glazed window above into the hallway. Fitted with a Minton tile effect Amtico floor, wooden dado rail, pine latched doors giving access through to the sitting room, dining kitchen, under stairs storage and further built-in meter cupboard.

#### Sitting Room

13'4 x 11'7 (4.06m x 3.53m)

Beautiful period cast iron fireplace with antique pine surround, TV point, engineered oak floor, wooden dado rail, shelving built into the recess, beamed ceiling, three wall light points and single glazed sash window to the front. Doorway leading to stairs and the first floor landing.

#### Superb Dining Kitchen

13'2 x 9'6 (4.01m x 2.90m)

Designed and installed by Creative Interiors in 2021 fitted with beautiful grey panelled units with copper effect handles, solid bamboo wood work surface over and composite one and a half bowl sink drainer unit with brushed stainless steel mixer tap. Recess for Range cooker - housing an electric Bertazzoni Italian Range cooker with five ring Induction hob and double electric oven - available by separate negotiation. Wall mounted Baxi combination boiler concealed in wall mounted cupboard. Beautiful ceramic glazed patterned tiled splashbacks, wall mounted tall contemporary two column radiator, beamed ceiling, directional LED downlighters, integrated tall fridge freezer, low level appliance space with plumbing for an automatic washing machine and space for a tumble dryer. Timber panelled door giving access through to the rear garden and single glazed sash window overlooking the rear garden.

### FIRST FLOOR

Beamed ceiling, smoke alarm, central heating radiator, pine latched doors giving access through to three bedrooms and shower room plus further pine latched door with stairs leading through to the second floor.

#### Landing

Beamed ceiling, smoke alarm, central heating radiator, pine latched doors giving access through to three bedrooms and shower room plus further pine latched door with stairs leading through to the second floor.

#### Bedroom Two

8'8 x 8'7 (2.64m x 2.62m)

Fitted with central heating radiator, TV point, beamed ceiling, single glazed glass panelled sash window to the front elevation and pine latched door giving access through to a useful storage cupboard.

#### Bedroom Three

15'2 x 6'0 (4.62m x 1.83m)

Fitted with built-in pine shelving, stripped pine floor boards, central heating radiator and single glazed glass panelled sash window to the front elevation.

#### Bedroom Four

10'0 x 7'3 (3.05m x 2.21m)

Fitted with pine shelving, central heating radiator and single glazed glass panelled sash window to the rear elevation

#### Contemporary Shower Room

9'11 x 5'7 (3.02m x 1.70m)

Beautifully designed and installed by Creative Interiors in 2021. Fitted with a concealed cistern low level WC with Duravit chrome push button flush, wall mounted Vitra wash hand basin with chrome Monoblock mixer tap, a walk-in double width shower unit with glazed shower screen, wall mounted shower unit with shower attachment and recess shelf and beautiful porcelain tiled splashback areas. A bronze ladder style designer radiator, built-in cabinets with push button opening, a cork tiled floor, extractor fan and recessed LED downlighters.

### SECOND FLOOR

Stairs from the first floor landing leading to the second floor.

#### Spacious Primary Bedroom

15'2 x 11'3 (4.62m x 3.43m)

fitted with central heating radiators x2, two built-in double wardrobes accessed through pine latched doors, built-in storage cupboards, wooden dado rail, beautiful high semi-vaulted ceiling, wall mounted LED up and downlighters x2 and glass panelled windows to the front and rear elevations.

#### 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

#### Enclosed Rear Garden

The enclosed rear garden has a paved patio area with a Cotswold stone seating area, raised level planting beds with railway sleepers, fence panelled and trellis boundary with crawling flowers. There is also rear pedestrian access.

#### Outbuilding One

#### Outbuilding Two

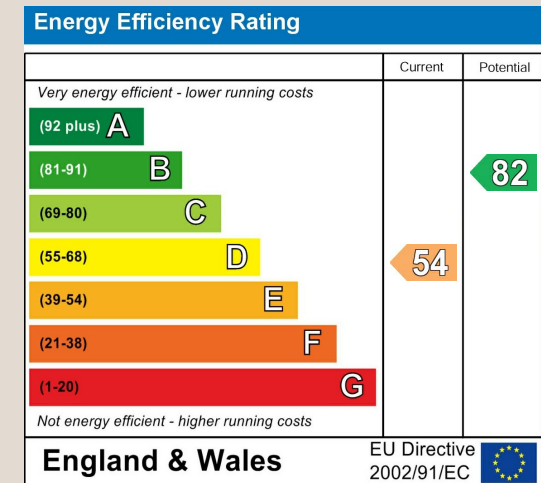
with WC

#### Council Tax Band - D

Derby City Council



## Energy Performance Graph



## 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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