

CURRAN BIRDS + CO

Bank View Road,
Darley Abbey
£365,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



ECCLESBOURNE SCHOOL CATCHMENT - An extended and beautifully presented four bedroom semi-detached home, set within this delightful location just a short walk away from Darley Abbey Village and the beautiful Darley Park. This property has been comprehensively upgraded by the current vendors and offers stylish accommodation with contemporary fittings. The property offers a contemporary kitchen and spacious extended open plan living dining room with access to beautifully landscaped rear garden. The property would be ideally suited to the growing family.





The Detail

A beautifully presented and much improved semi-detached home, set in this highly desirable location just a moments walk away from the beautiful Darley Park. This ideal family home offers spacious and well proportioned living accommodation, ideal for the growing family and offers excellent access to Derby City Centre and is also located just a short walk away from Darley Abbey Village.



The property has been comprehensively upgraded by the current vendors and has been presented to stylish level of presentation. The property in brief comprises on the ground floor: entrance hallway, downstairs wc, contemporary fitted kitchen with white high gloss units and a range of integrated appliances and there is a spacious extended open plan living dining room with french doors giving access to the landscaped rear garden. The first floor landing leads to four bedrooms and a well appointed three piece bathroom suite.

Outside to the front of the property there is a full width block paved driveway leading to a single integral garage and a secure gate giving access to the rear of the property and the delightful private and enclosed garden with area laid to lawn lawn, timber decked seating area, garden shed and fenced boundaries.





CURRAN BIRDS + CO

The Location

The property is situated in this highly sought after location just off Duffield Road, located close to Derby City Centre and Darley Abbey village. Just a short walk away are the beautiful Darley Park.

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.

Darley Abbey Village offers a lovely local shop, historic St Matthew's Church and a regular bus service to Derby City Centre and Belper.

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 Particulars

- Extended Semi-Detached Home
- Comprehensively Upgraded Home & Stylish Presentation
- Ecclesbourne School Catchment Area
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, WC & Contemporary Fitted Kitchen
- Spacious Extended Open Plan Living Dining Room
- Four Bedrooms & Bathroom
- Driveway, Single Integral Garage & Landscaped Rear Garden
- Close to the Beautiful Darley Park & Darley Abbey Village
- Easy Access to Derby City Centre

Size

Approx 1101.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C



CURRAN BIRDS + CO

Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.