

CURRAN
BIRDS
+ CO

South Avenue
Darley Abbey
£450,000



CURRAN BIRDS + CO

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



ECCLESBOURNE SCHOOL CATCHMENT AREA - A well maintained, extended 1930's double fronted detached bungalow of style and character occupying this ever popular location off Church Lane, within the heart of Darley Abbey Village. This property offers over 1350 square feet of spacious and versatile family sized living accommodation over two floors with the benefit of four reception rooms, four bedrooms and beautifully appointed bathroom and separate shower room. The property offers a full width driveway, garage with remote electric door and a private and enclosed rear garden. This property offers excellent ground floor living space and exciting potential for re-modelling the internal layout to create a spacious modern open plan layout.





The Detail

A well maintained, extended 1930's double fronted detached bungalow of style and character occupying this highly sought after location off Church Lane, within the heart of Darley Abbey Village, located close to Nutwood Nature Reserve and the beautiful Darley Park. The property also falls within the catchment area for the noted Walter Evans Primary School and Ecclesbourne School.

This deceptive property offers over 1350 square feet of spacious and well maintained family sized living accommodation with versatile layout. The property has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance hallway which provides access to a beautiful lounge with feature fireplace, primary bedroom with bay window, bedroom/study and well appointed contemporary bathroom. There is a family room with stairs to the first floor landing and access to the well appointed kitchen with open plan dining area with views over the rear garden and access to a utility room. The family room also gives access to a further bedroom and the stairs leading to the first floor. The first floor landing gives access to: two double bedrooms with velux windows and a separate shower room.

Outside the property has a generous full width tarmac driveway with access to a single attached garage with remote control electric door. There is a generous enclosed garden to the rear with purple slate seating area and raised level timber decked seating area with steps leading down to a mainly lawned private and enclosed rear garden with shrubbed borders and timber framed shed.





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The Location

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.

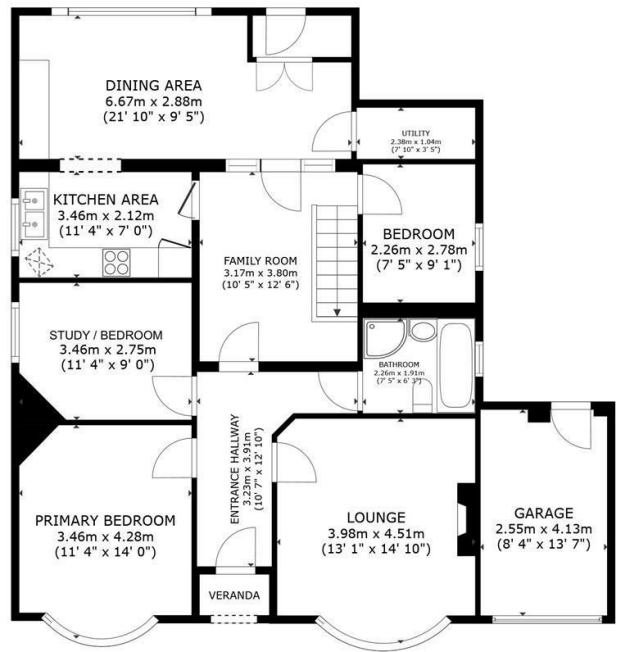




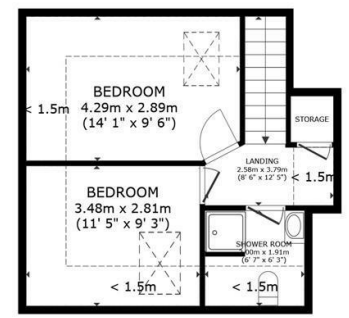


The Particulars

- Extended 1930's Style Detached Bungalow
- Ecclesbourne School Catchment & Walter Evans School Catchment
- Over 1350 Square Feet of Accommodation over Two Floors
- Spacious & Versatile Layout - Exciting Potential for Re-Modelling
- Entrance Hallway, Lounge, Family Room & Kitchen & Dining Area
- Four/Five Bedrooms, Well Appointed Bathroom & Shower Room
- Generous Driveway & Single Attached Garage
- Private & Enclosed Rear Garden
- Highly Desirable Location within Darley Abbey Village
- Close to Nutwood Nature Reserve, Darley Park & Darley Mills



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 105.8 m² (1,139 sq.ft.) FLOOR 2 21.0 m² (226 sq.ft.)
 EXCLUDED AREAS : GARAGE 10.5 m² (113 sq.ft.) VERANDA 1.2 m² (12 sq.ft.) REDUCED HEADROOM 12.0 m² (130 sq.ft.)
 TOTAL : 126.9 m² (1,366 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Size

Approx 1366.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

D

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Let's Talk

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