

CURRAN BIRDS CO



North Avenue
Darley Abbey, Derby
£725,000



CURRAN BIRDS + CO

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



ECCLESBOURNE SCHOOL CATCHMENT AREA - A most spacious, individual architect designed three-storey five double bedroom detached home, set within this delightful position on the edge of Darley Abbey Village with views over open fields towards the Derwent Valley. This property was constructed in 2017 to a high specification and spacious and versatile layout with over 2500 square feet of floor area.

The superb layout offers a beautiful reception hallway with galleried landing with double height ceiling. The hallway offers access to a sitting room with bay window, contemporary wc, stunning contemporary open plan living dining kitchen with superb views and a separate utility room. There is also a lower ground floor level which offers a double bedroom with en-suite shower room and superb living/garden room with french doors giving access to the rear garden, this versatile space could provide a superb annexe or entertainment suite. The beautiful first floor galleried landing leads to four generous double bedrooms with a contemporary four piece bathroom suite. The superb primary bedroom suite offers a contemporary en-suite and dressing room with built in wardrobes.

Outside, the property offers a block paved driveway, good sized integral garage and a delightful landscaped rear garden offering superb far reaching views.





The Detail

Entered via a composite door with stylish glazed side panels into a most impressive reception hallway with porcelain tiled flooring, LED downlights and underfloor heating continuing throughout the ground floor. The sitting room to the front features a bay window and provides a cosy yet elegant retreat. There is a stunning open plan living dining kitchen spans the full width of the property. The contemporary styled grey high-gloss kitchen includes a quartz work surface, central dining island with white high gloss units again with quartz worksurfaces. The kitchen includes Neff induction hob, and a full suite of integrated appliances – electric oven, combination oven, warming drawer, tall fridge freezer, dishwasher, and wine cooler. There is also delightful dining area set into a bay window offering outstanding panoramic views. A separate utility room with matching cabinetry and side access adds practicality, while the ground floor wc is finished with contemporary fittings and a porcelain tiled floor.

Upstairs, the beautiful galleried landing leads to four generous double bedrooms and a beautifully appointed contemporary bathroom with a four-piece suite with underfloor heating. The spacious primary bedroom offers a walk-in wardrobe, superb contemporary en-suite wet room.



The lower ground floor offers flexible use as an annex or entertainment suite, comprising a spacious living/bedroom area, en-suite shower room, and French doors opening onto the landscaped rear garden.

Externally, the property offers ample parking with a generous block-paved driveway leading to the integral garage. The garage itself is larger than standard, with electric doors and internal access to the home, making it both functional and secure.

The delightful landscaped rear garden is a true highlight, beautifully landscaped with a mixture of hard and soft landscaping. A paved patio area provides an ideal space for alfresco dining or lounging, while a lower level patio area offers a more secluded spot to relax. Timber-stepped railway sleepers add both a natural aesthetic and create defined areas within the garden. The shaped lawn adds to the overall appeal, complemented by gravel borders and additional seating areas at the rear of the garden, perfect for enjoying the picturesque view.





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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.

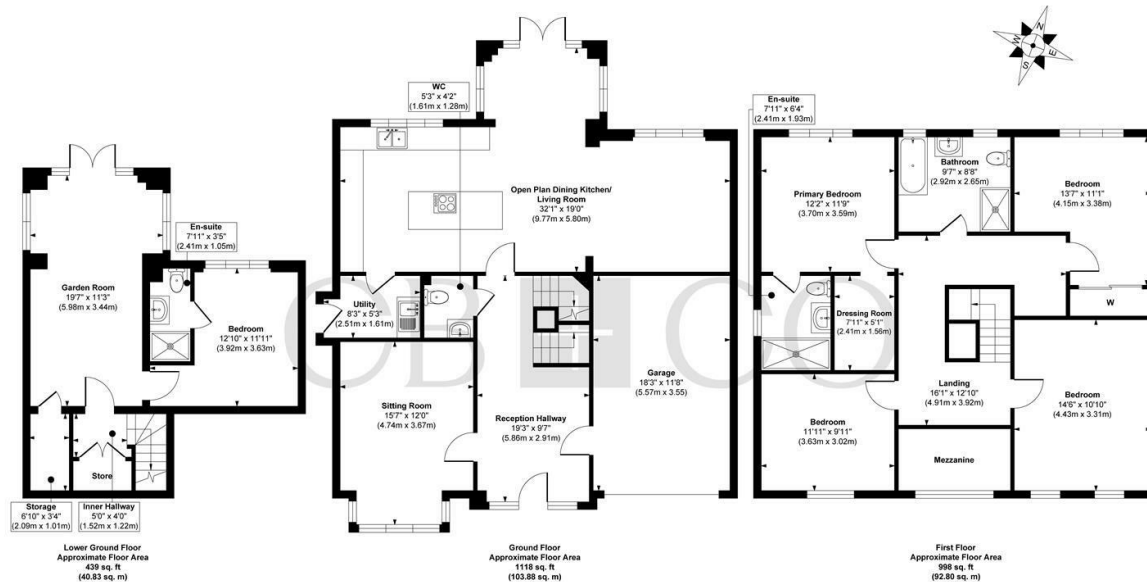
Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce and Derby Railway Station.







North Avenue, Darley Abbey, Derby



Approx. Gross Internal Floor Area 2555 sq. ft / 237.51 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Most Spacious Individual Architect Designed Three Storey Home
- Ecclesbourne School & Walter Evans School Catchment Areas
- Versatile Layout with Over 2500 Square Feet of Floor Area
- Immaculate Home - High Specification & Contemporary Fittings
- Beautiful Reception Hallway, Sitting Room, WC & Utility Room
- Stunning Open Plan Living Dining Kitchen with Superb Views
- Five Double Bedrooms & Bathroom. Primary Bedroom with Dressing Room & En-Suite
- Potential Annex with Garden Room/Living Area with Bedroom & En-Suite
- Driveway, Integral Garage, Delightful Landscaped Rear Garden
- Outstanding Far Reaching Views Towards Derwent Valley

Size

Approx 2555.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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