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Church Lane
Darley Abbey
Guide Price £800,000



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



ECCLESBOURNE SCHOOL CATCHMENT AREA - A most attractive, contemporary styled and extended four double bedroom detached home, occupying this beautiful garden plot extending to around 0.25 acre and accessed along a private driveway located off Church Lane, within the heart of Darley Abbey Village. This property has been comprehensively re-modelled and extended over recent years to provide a beautiful contemporary home with stylish interior design and a quality specification that really has to be viewed to be fully appreciated. This four double bedroom home offers a stunning open plan living dining kitchen with quartz worksurfaces, dining island and a hidden utility room and there are wide aluminium sliding doors giving access to a timber decked seating area and the beautiful private mature gardens - NO CHAIN INVOLVED





The Detail

An individual and most attractive, contemporary styled home that has been the subject of a complete renovation and extension over recent years by the current vendors. This property offers a spacious and versatile layout with over 2000 square feet of living accommodation that has been beautifully designed and offers a quality specification with stylish interior design throughout. The property is set within this most secluded position and occupies this beautiful garden plot extending to around 0.25 acre and accessed along a private driveway located off Church Lane, within the heart of Darley Abbey Village.

This property has quality low profile aluminium double glazed windows and doors with stylish matt black finish and also has the benefit of underfloor heating and a gas central heating system. The property has been appointed to a quality specification and includes stylish contemporary column radiators and Crittal style doors.

The property is entered through a quality black aluminium door into a spacious reception hallway with stairs leading to the first floor. There are doors off the hallway leading to a cloakroom and a contemporary wc. There is a stylish living room with bay window to the front and good sized study to the rear with bespoke built in cupboards and shelving. There is access through a Crittal style door from the hallway leading to a stunning open plan living dining kitchen. This room offers excellent natural light with a triple aspect with aluminium double glazed windows to the front and rear elevations but also offering wide aluminium sliding patio doors giving access to a generous timber decked sun terrace. This stunning open plan kitchen offers a high specification and has been beautifully appointed with stylish two tone units and includes a dining island and quartz top and stylish marble worksurfaces and splashback. The kitchen comes complete with range of appliances including a range cooker and integrated dishwasher. There is also access of the kitchen giving access to a hidden utility room this provides access to further storage, appliance space and the gas central heating boiler.

The first floor galleried landing gives access to four generous double bedrooms and a most contemporary four piece bathroom with beautiful free standing bath, separate shower and stunning marble wash hand basin all with stylish matt black fittings. The most spacious 19ft primary bedroom suite also offers a most stylish en-suite shower room with four piece suite including a large walk in shower, wall mounted wc and dual wash hand basins with marble top and all with gold fittings.

Outside the property is accessed along a generous private driveway, providing access to only three properties located off Church Lane. The private driveway then leads to an extensive gravelled driveway and detached double garage measuring 20 ft 7 x 17 ft 4

A true feature of this property is the delightful mature garden plot which offers an impressive degree of privacy and generous lawned areas to the front, side and rear. There is gravelled seating area to the front of the property with planting beds and to the side of the property there is a generous raised level timber decked seating area that provides access to the open plan living dining kitchen.







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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.

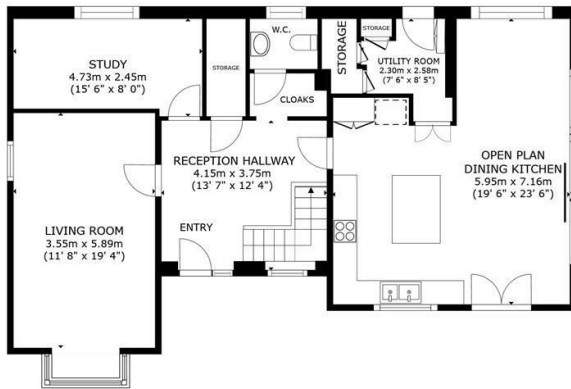
Educational facilities close to hand, include the reputable village primary school (Walter Evans) and it is in the noted Ecclesbourne School catchment area located in Duffield. Private education is also available in the village at The Old Vicarage.

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.

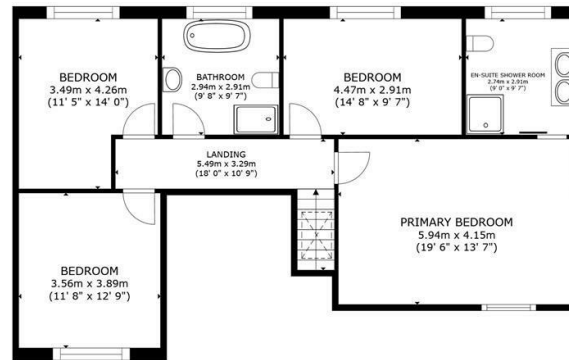








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 101.1 m² (1,089 sq.ft.) FLOOR 2 92.9 m² (1,000 sq.ft.)
 TOTAL : 194.1 m² (2,089 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Stunning Contemporary Styled Detached Home
- Ecclesbourne School & Walter Evans School Catchment Area
- Secluded Position at the end of Private Driveway
- Spacious Entrance Hallway, Contemporary WC & Cloaks
- Stylish Living Room, Study & Hidden Utility Room
- Stunning Open Plan Living Dining Kitchen with Quartz Worksurfaces
- Four Double Bedrooms & Superb Contemporary Bathroom
- Spacious Primary Bedroom & Stylish Contemporary En-Suite Shower Room
- Generous Driveway, Detached Double Garage & Delightful Mature Gardens
- Close to the Beautiful Darley Park & Darley Abbey Mills

Size

Approx 2089.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

E

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Let's Talk

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