

Hill Square, Darley Abbey, Derby

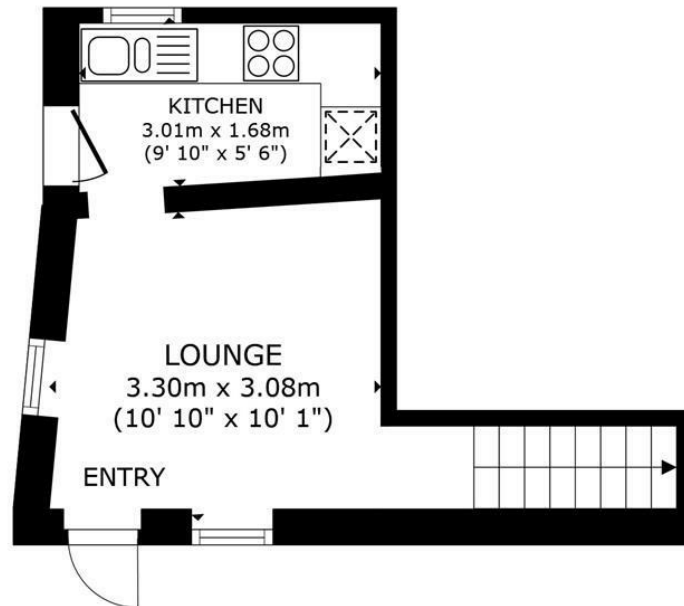
CURRAN
BIRDS
 CO



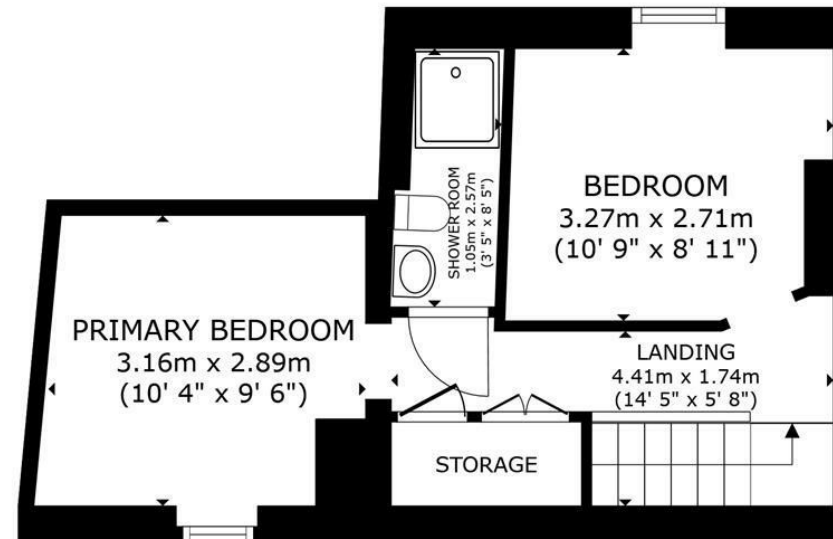
Hill Square, Derby, DE22 1DW
£895 Per month



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 17.9 m² (193 sq.ft.) FLOOR 2 30.0 m² (323 sq.ft.)
TOTAL : 47.9 m² (516 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





DELIGHTFUL CHARACTER COTTAGE - Available on an unfurnished basis is this beautifully appointed character two bedroom end terraced cottage located in the heart of the Darley Abbey Village conservation area, just a short walk away from the stunning Darley Park and Darley Abbey Mills. This property has been comprehensively upgraded to an impressive specification and retains a wealth of character and charm.

The accommodation has the benefit of a combination boiler gas central heating system and the living accommodation in brief comprises on the ground floor: lounge, contemporary kitchen with quartz worksurfaces. The first floor landing gives access to: two double bedrooms and contemporary wet room.

Hill Square is a delightful courtyard of properties. The outside space to the houses is shared and privately owned communal square which is shared by the residents together with an area of off road parking with limited availability but is intended for the residents of Hill Square.

- Beautiful Character Mid Terraced Cottage
- Available on an Unfurnished Basis
- Gas Central Heating & Double Glazed Windows (Where Stated)
- Two Double Bedrooms & Contemporary Wet Room
- Close to Darley Abbey Mills & Darley Abbey Wines
- Delightful Conservation Area close to World Heritage Site
- Wealth of Character & Charm
- Lounge & Beautiful Contemporary Kitchen with Quartz Worksurfaces
- Just a moments walk away from Darley Park
- Available Now







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

Lounge

10'10 x 10'1 (3.30m x 3.07m)

Entrance through glass panelled stable style entrance door into the lounge. Fitted with quarry tiled floor, wall mounted tall two column radiator, three wall light points, TV point, beamed ceiling and smoke alarm. Timber framed double glazed windows to the side elevation and uPVC double glazed window to the front elevation. Open archway access leading through to the kitchen and steps leading up to the staircase and the first floor landing.

Superb Contemporary Kitchen

9'10 x 5'6 (3.00m x 1.68m)

Fitted with a superb contemporary kitchen with white high gloss units with handleless design, white quartz work surface over with matching splashback, undermounted stainless steel one and a half bowl sink unit with chrome Monoblock mixer tap. Integrated Baumatic stainless steel electric oven, integrated Baumatic microwave, Neff four ring gas hob with extractor unit over, integrated Logik washing machine and integrated low level fridge. Quarry tiled floor, tall wall mounted white two column radiator, smoke alarm and single glazed glass panelled window to the front elevation.

FIRST FLOOR

Staircase leading through to the first floor landing from the lounge.

Landing

Has a beautiful high angled ceiling with exposed beams, smoke alarm, recessed LED downlighters, three pendant light fittings, useful storage cupboard over the stairwell with built in shelving and power. Boiler cupboard housing a wall mounted Ideal combination boiler. Doors giving access through to both bedrooms and shower room.

Primary Bedroom

10'4 x 9'6 (3.15m x 2.90m)

Fitted with a TV point, exposed beams, wall mounted white tall two column radiator, recessed LED downlighters, remote controlled blinds and single glazed glass panelled window to the front elevation.

Bedroom Two

10'9 x 8'11 (3.28m x 2.72m)

Fitted with wall mounted tall white column radiator, TV point, high ceiling with exposed beam, recessed LED downlighters and single glazed glass panelled window to the front elevation.

Shower Room

8'5 x 3'5 (2.57m x 1.04m)

Fitted with a Duravit suite comprising wall mounted ceramic wash hand basin with push button chrome mixer tap, Duravit concealed low level WC with Duravit push button flush. Walk-in wet room shower with tiled splashbacks, wall mounted Hansgrohe chrome shower unit with shower attachment and rain shower head above plus tilting shower screen. Extractor fan, LED touch sensitive backlit mirror, white ladder style heated towel rail, recessed LED downlighters and exposed beamed ceiling.

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

Forecourt & Communal Garden

Hill Square is a delightful courtyard of properties. The outside space to the houses is communal and privately owned by the residents together with an area of off road parking with limited availability but is intended for the residents of Hill Square.

Reservation Fee & Deposit

Property Reservation Fee – One week holding deposit to be taken at the point of application, this will then be deducted from the first months rent.

Deposit – 1 Months Rent

Time Scales & Status

The house is available immediately and is offered on an unfurnished basis.

Council Tax Band – B

Derby City Council



Viewing

Please contact our Derby Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

First Floor, Darley Abbey Mills Middle Mill, Darley Abbey, Derby, DE22 1DZ
Tel: 01332 411050 Email: hello@curranbirds.co

Energy Performance Graph

