

Mileash Lane, Darley Abbey, Derby

CURRAN
BIRDS
+ CO



Mileash Lane, Derby, DE22 1DD
£1,250 Per month



Floor Plan



Total area: approx. 75.5 sq. metres (812.4 sq. feet)





ECCLESBOURNE SCHOOL CATCHMENT- Available on part furnished basis, is this beautifully appointed, three bedroom, three storey storey cottage located in the heart of the Darley Abbey Village conservation area, just a short walk away from the beautiful Darley Park. This property has been comprehensively upgraded to an impressive specification and retains a wealth of character and charm. The property also has the benefit of TWO PARKING SPACES in front of the property and a delightful landscaped tiered garden directly at the rear of the property with beautiful summerhouse.

The accommodation has the benefit of a Worcester combination boiler gas central heating system and the living accommodation in brief comprises on the ground floor: beautiful lounge with exposed brick chimney breast incorporating gas stove, high specification dining kitchen with quartz work surfaces and integrated appliances. The dining kitchen has doorway access to the rear garden.

The first floor landing leads to the master bedroom and a spacious, beautifully appointed four piece bathroom suite, including freestanding bath and separate shower. The second floor landing then leads to bedroom two and three.

Outside, there is a courtyard area to the rear of the property with access to a brick built store and a shed with a chest freezer to be included within the let. There is a further garden area consisting of a lower level Indian slate patio area giving access through to a brick built outbuilding, steps leading up to a raised level seating area and further steps leading up to a second Indian slate patio area. More steps lead up to a raised level lawn area which is retained by railway sleepers. There is then a further raised second lawn with a timber framed summer house and garden store.

- Beautiful Three Storey Character Cottage
- Available Part Furnished
- Stylish Lounge & Well Appointed Dining Kitchen
- Landscaped Gardens & Two Parking Spaces
- Ecclesbourne School Catchment Area
- Stylish Presentation & Quality Specification
- Located in Darley Abbey Conservation Area
- Three Bedrooms & Beautiful Four Piece Period Bathroom
- Located just a short walk away from Darley Park
- Available from Mid August 2024







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

15'3 x 12'9 (4.65m x 3.89m)

Ring video doorbell and entrance through a traditional wood panelled entrance door into the stylish lounge. The focal point of the room being a beautiful bare brick chimney breast with stone lintel housing a cast iron Portway multi-fuel burner standing on a slate tiled hearth, bespoke timber framed built-in storage cupboard, TV point and TV bracket, open plan staircase leading through to the first floor landing. Karndean grey woodgrain effect flooring, beams to ceiling, two wall light points, built-in storage cupboards, sash window to the front elevation with plantation shutters and doorway giving access to a beautifully appointed dining kitchen. Nest smart digital thermostat. There is also a three seater sofa to be included within the let.

Dining Kitchen

13'4 x 9'1 (4.06m x 2.77m)

Fitted with a range of white woodgrain finish panelled units comprising wall, base and drawer units with attractive stainless steel handles and a quartz work surface over with an under-mounted stainless steel one and a half bowl sink unit with waste disposal unit, Perrin and Rowe swan neck style mixer tap, additional hand held stainless steel spray tap and drainer built into the worksurface. Beautiful ceramic tiled splash-backs, Lamona integrated stainless steel electric oven, Smeg four ring gas hob with Smeg stainless steel extractor unit over, integrated Bosch dishwasher, low level appliance space with plumbing for the automatic washing machine, Beams to ceiling, grey woodgrain finish Karndean flooring, central heating radiator, feature bare brick wall with picture frame lighting above, hardwood frame double glazed window overlooking the rear garden and a hardwood double glazed door giving access to the rear. Liebherr low level fridge and separate freezer to be included within the let.

FIRST FLOOR

Landing

Having beams to ceiling, smoke alarm and latched doors giving access through to the master bedroom and bathroom.

Master Bedroom

12'8 into wardrobe depth x 12'8 (3.86m into wardrobe depth x 3.86m)

Having beams to ceiling, TV point, two wall light points, wardrobes built into the recess and a single glazed sash window to the front elevation with bespoke plantation shutters.

Beautiful Spacious Bathroom

12'6 into storage cupboard x 9'0 (3.81m into storage cupboard x 2.74m)

Fitted with a white four-piece suite comprising low level WC, ceramic wash hand basin built into a timber framed vanity cupboard with double opening doors, a free standing bath with Victorian style mixer attachment and a

double width shower enclosure with sliding glazed door and wall mounted chrome recessed shower control with shower attachment. Metro style tiled splash-backs, period style chrome heated towel rail with inset white tubular radiator, grey woodgrain finish Karndean flooring, storage cupboards housing the wall mounted Worcester Bosch combination boiler and having hanging space and shelving units and a hardwood double glazed window to the rear elevation.

SECOND FLOOR

Landing

Having smoke alarm, beams to ceiling, built-in frame lighting, wall mounted lighting and doors giving access through to bedrooms two and three.

Bedroom Two

11'2 x 7'6 (3.40m x 2.29m)

Central heating radiator, wardrobes with double opening doors, TV point, two wall light points, single glazed sash window to the front elevation with bespoke plantation shutters and exposed beam to ceiling.

Bedroom Three

9'4 x 7'5 (2.84m x 2.26m)

Fitted with built-in storage cupboard into the eaves, exposed beam, central heating radiator and a Velux double glazed window to the rear elevation.

OUTSIDE

Two Parking Spaces

To the front of the property there are two allocated parking spaces with access through to the front door.

Enclosed Courtyard Rear Garden

Paved courtyard with access to the brick built outbuilding with outside storage chest housing a chest freezer to be included within the let. Ring security camera at the rear.

Brick Built Outbuilding

4'2 x 3'9

Currently used as a garden store.

Enclosed Rear Garden

To the rear of the property there is a superb landscaped garden with an Indian slate lower level patio area giving access through to a brick built outbuilding with outside cold water tap and outside power sockets. Steps lead up to a raised level seating area and further steps lead up to a second Indian slate patio area with steps leading up to a raised level lawn area retained by railway sleepers. Further steps lead up to a second lawn with a timber framed summerhouse and timber framed shed. The garden is enclosed by a fence panelled boundary. Gated access to the rear of the cottages leads onto Lavender Row for rear access.

Summerhouse

7'2 x 5'10 (2.18m x 1.78m)

Having single glazed windows to the side elevation and double folding single glazed doors to the front elevation.

Garden Store

Attached to the summerhouse is a useful garden store.

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 - 5 Weeks Rent

Time Scales & Status

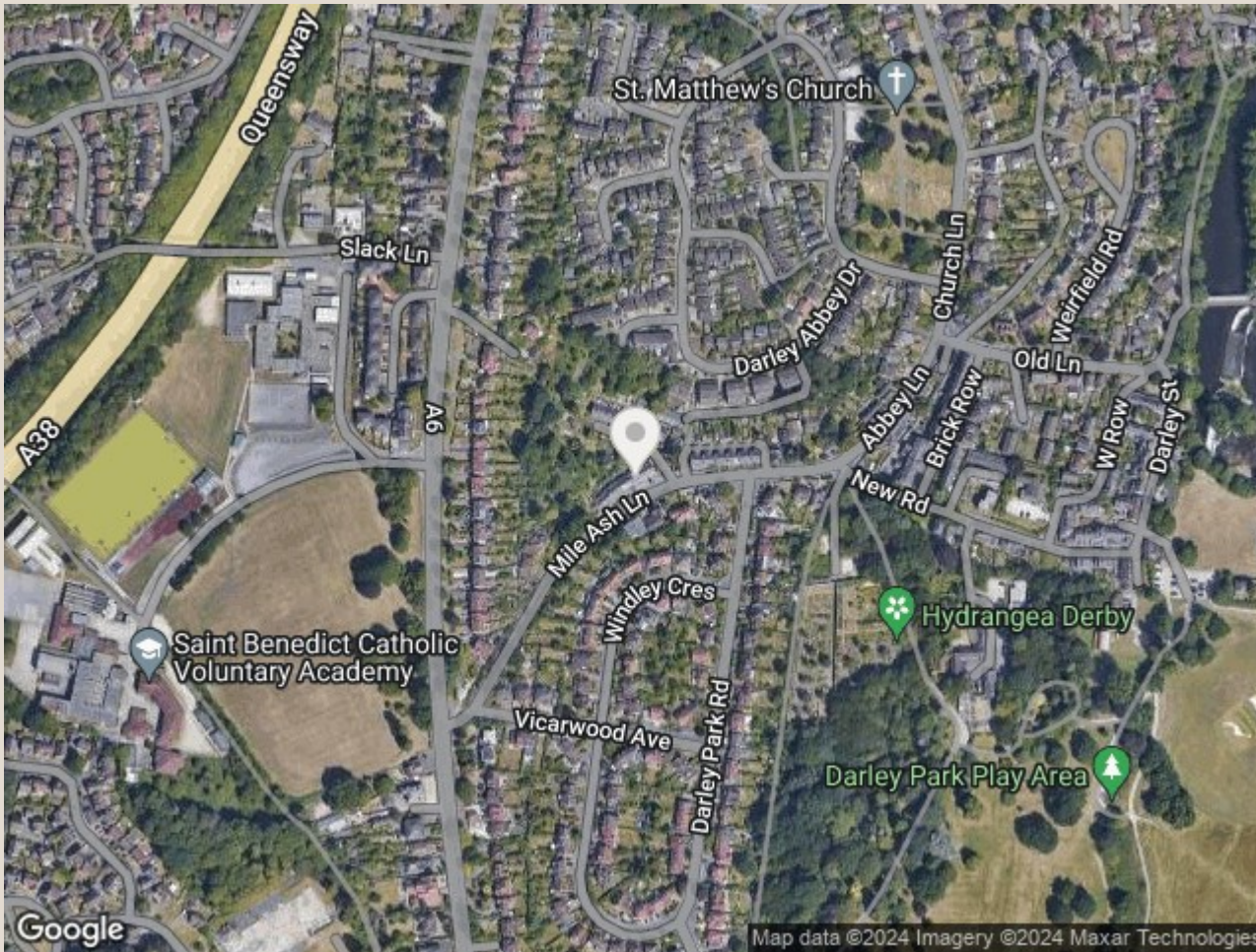
This property is available from around mid August 2024 and is offered on a part furnished basis.

PLEASE NOTE


The tenant will be expected to maintain the garden and cut the hedge when required.

Council Tax Band

Band C - Derby City Council



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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

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