



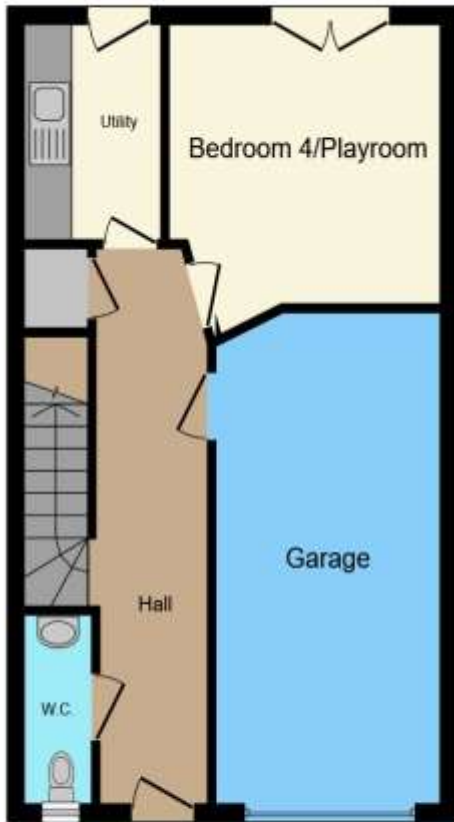
Songbird Close, Darley Abbey Derby DE22 1LB

welcome to

Songbird Close, Darley Abbey Derby

Nestled in the sought-after area of Darley Abbey, this stylish four-bedroom townhouse on Songbird Close is perfect for growing families. Boasting a spacious open-plan living area, a playroom, utility, and a landscaped garden, plus a master suite and parking, this home offers comfort and convenience

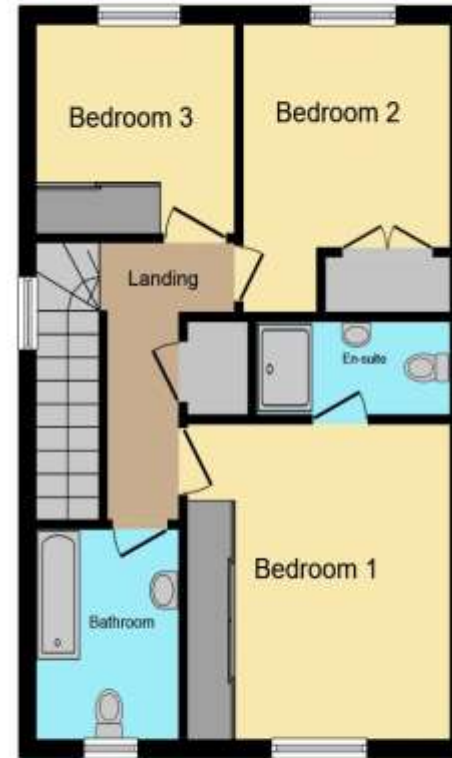




Ground Floor



First Floor



Second Floor

Garage

18' 8" MAX x 9' 4" MAX (5.69m MAX x 2.84m MAX)

Bedroom 4/ Playroom

11' 2" MAX x 10' 7" MAX (3.40m MAX x 3.23m MAX)

Utility

8' 3" MAX x 5' 6" MAX (2.51m MAX x 1.68m MAX)

Kitchen/ Dining/ Living Room

27' 3" MAX x 17' 2" MAX (8.31m MAX x 5.23m MAX)

Bedroom 1

12' 3" MAX x 10' 8" MAX (3.73m MAX x 3.25m MAX)

Bedroom 2

11' 3" MAX x 8' 6" MAX (3.43m MAX x 2.59m MAX)

Bedroom 3

8' 4" MAX x 8' 3" MAX (2.54m MAX x 2.51m MAX)

Bathroom

8' 1" MAX x 6' 1" MAX (2.46m MAX x 1.85m MAX)

En Suite

8' MAX x 3' 8" MAX (2.44m MAX x 1.12m MAX)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Songbird Close, Darley Abbey Derby

- Modern four-bedroom townhouse
- Double driveway & integral garage
- Open-plan kitchen/diner/lounge
- Juliette balcony with garden views
- Playroom & utility with garden access

Tenure: Freehold EPC Rating: C

£335,000

Located in the desirable Darley Abbey, this modern four-bedroom townhouse on Songbird Close offers a fantastic family-friendly layout. The area is well known for its charming village feel, excellent local schools, and easy access to Derby city centre, making it a perfect place to call home.

To the front, a double driveway provides ample parking and access to the garage. Upon entry, the hallway leads to a downstairs W.C. and the integral garage. To the rear, you'll find a handy utility room and bedroom 4, currently used as a playroom but would also make for a great home office. Both open out to a beautifully landscaped garden featuring a large patio and lawn-ideal for outdoor entertaining.

The first floor boasts a spacious open-plan kitchen, dining, and living area, flooded with natural light from windows at both the front and rear a Juliette balcony offers lovely garden views and a stylish media wall.

Upstairs, the master bedroom enjoys a private en-suite, while two further bedrooms share a modern family bathroom.

With excellent local amenities, green spaces, and great transport links, this property perfect for families seeking both comfort and convenience.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120089



Property Ref:
DBY120089 - 0006

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