



## 21 Bank View Road, Darley Abbey Derby, DE22 1EL £390,000

AN EXTREMELY SPACIOUS, FIVE-BEDROOMED SEMI-DETACHED FAMILY HOME, enjoying a premier and mature residential location, adjoining Darley Abbey and Darley Park, yet within walking distance of Derby city centre and amenities, and within the catchment area of the highly regarded Ecclesbourne School a Duffield. Available with IMMEDIATE VACANT POSSESSION, the accommodation has the benefit of gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, enclosed Entrance Porch, Entrance Hall, front Lounge, separate Dining Room, and extended Kitchen with modern fittings and integrated appliances. FRIRST FLOOR, landing, Five Bedrooms, and modern Bathroom. OUTSIDE, foregarden, driveway for car standing, integral Single Garage, and mature rear garden. EPC D, Council Tax Band D.

## 21 Bank View Road, Darley Abbey, Derby, DE22 1EL

### The Property

An appealing and traditional pre-war, bay-windowed semi-detached residence, which has been structurally extended to afford excellent Family accommodation, and has the benefit of being available with immediate vacant possession. The property comprises; enclosed entrance porch, entrance hall, two reception rooms, kitchen, five bedrooms, bathroom, foregarden, driveway parking, integral single garage, and mature rear garden.

### Location

The property enjoys an enviable premier and mature residential setting, adjoining the desirable suburb of Darley Abbey, yet within minutes walking distance of Darley Park for picturesque riverside walks. The property is also within walking distance of Derby city centre for a range of amenities, and ease of access is afforded to the A38 and A52 for commuting further afield. At present, the property falls within the catchment area of the highly regarded Ecclesbourne School at Duffield.

### Directions

When leaving Derby city centre by vehicle, proceed north along the A6 Duffield Road from Five Lamps, and after passing West Bank Avenue on the left, take the next right-hand turn into Bank View Road, following the road round to the left before finding the property on the left-hand side.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13386.

### Accommodation

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

#### Enclosed Entrance Porch

Having UPVC double glazed double entrance doors, tiled floor, and glazed inner door opening to the: -

#### Entrance Hall

Having stairs to the first floor with understairs store.

#### Front Lounge

4.04m x 3.48m max (13'3" x 11'5" max)

Measurements are 'maximum into bay'.

Having UPVC double glazed bay window, Adam-style fire surround with marble hearth and backplate, and fitted coal-effect gas fire (NOT TESTED), central heating radiator, and double doors opening to the: -



#### Dining Room

3.61m x 3.45m (11'10" x 11'4")

Having central heating radiator, and UPVC double glazed window to the rear.



#### Extended Kitchen

5.36m x 2.44m (17'7" x 8'0")

Having modern white fittings comprising; three double base units, one single base unit, drawers, three single wall units, and two single wall units with glazed doors for display purposes, together with integrated stainless steel gas hob, stainless steel splashback, and stainless steel-and-glass canopy over incorporating extractor hood and light, integrated electric oven, two UPVC double glazed windows to the rear, ample work surface areas, UPVC double glazed side entrance door, central heating radiator, one-and-a-half bowl stainless steel sink unit with single drainer, useful internal access door to the garage, and boiler cupboard housing a modern Vaillant wall-mounted gas-fired combination boiler providing domestic hot water and central heating.



### FIRST FLOOR

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### Landing

Having access to the loft space.

### Front Bedroom One

4.19m x 3.51m max (13'9" x 11'6" max)

Measurements are 'maximum into bay'.

Having UPVC double glazed bay window, and central heating radiator.



### Rear Bedroom Two

3.61m x 3.45m max (11'10" x 11'4" max)

Having built-in wardrobe, UPVC double glazed window, and central heating radiator.



### Front Bedroom Three

3.71m x 3.15m (12'2" x 10'4")

Having two built-in wardrobes, central heating radiator, and UPVC double glazed window.

### Rear Bedroom Four

3.15m x 2.44m (10'4" x 8'0")

Having UPVC double glazed window, and central heating radiator.

### Front Bedroom Five

2.24m x 1.93m (7'4" x 6'4")

Having UPVC double glazed window, and central heating radiator.

### Bathroom

2.21m x 1.93m (7'3" x 6'4")

Having modern white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with electric shower over and screen to the side, together with UPVC double glazed window, central heating radiator, electric wall-mounted convector, and built-in linen cupboard.



## OUTSIDE

### Foregarden

Having shrubs, and drive way affording car standing, and leading to the: -

### Integral Single Garage

4.62m x 3.05m (15'2" x 10'0")

Having twin doors to the front, internal access door to the kitchen, and electric power and light.

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### **Mature Rear Garden**

Having block-paved patio, lawn, flower and shrub borders, attached store, and side pathway and gate from the front to the rear.



### **ADDITIONAL INFORMATION**

#### **Tenure**

We understand the property is held freehold, with vacant possession provided upon completion.

#### **Do you need a Survey?**

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

#### **Anti-Money Laundering (AML) Regulations**

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

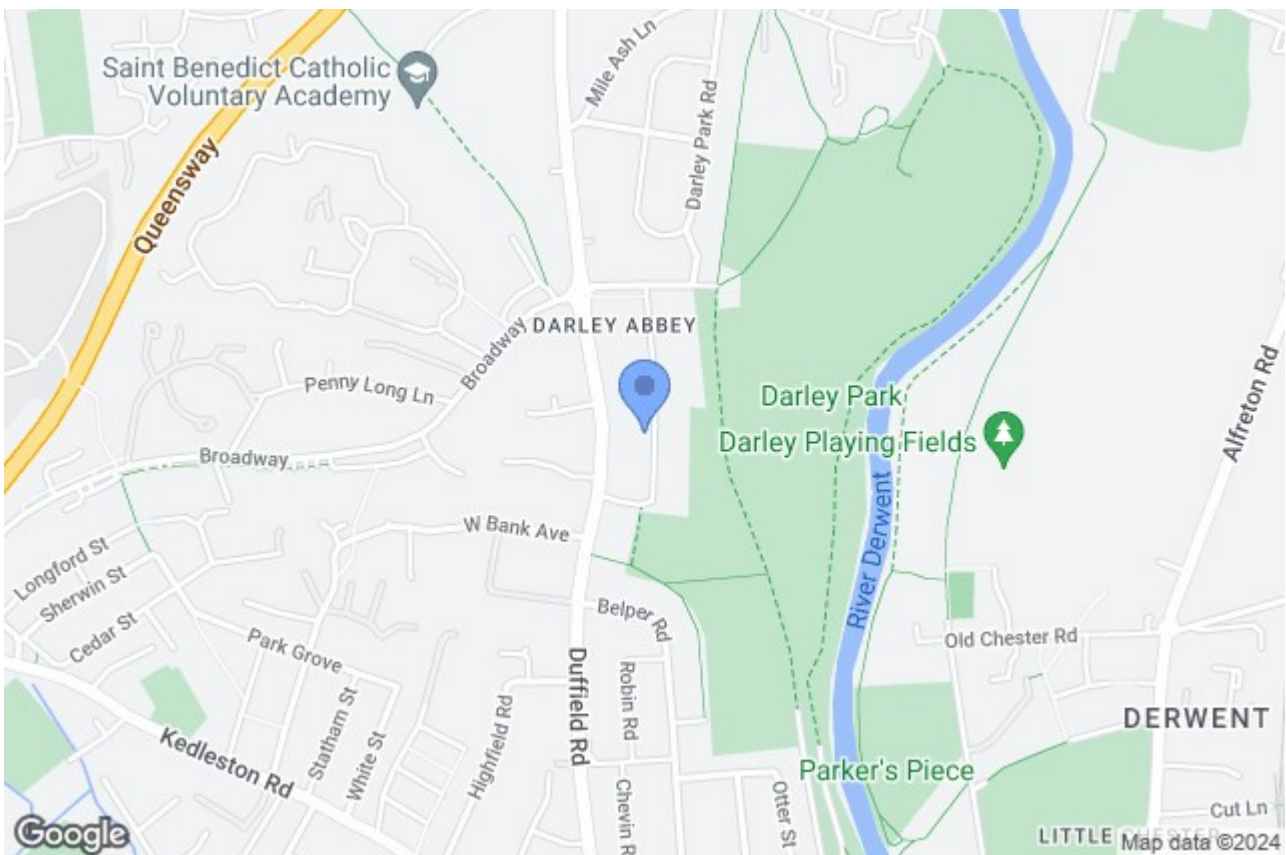
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13386**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.

