



3/4 The Square, Darley Abbey Derby, DE22 1DY Offers Around £399,000

A CHARMING, THREE-DOUBLE-BEDROOMED PERIOD, CHARACTER, GRADE-II LISTED COTTAGE, fronting the renowned The Square, in the centre of the historic Village of Darley Abbey. The property boasts a wealth of charm and character, and would have been two cottages combined to form one larger cottage, which has the benefit of gas central heating, and IMMEDIATE VACANT POSSESSION. The accommodation briefly comprises: -

GROUND FLOOR, spacious Lounge, large Dining Kitchen, and Utility Room. FIRST FLOOR, landing, Two Double Bedrooms, and Family bathroom. SECOND FLOOR, landing, large main Double Bedroom with Ensuite Dressing Room, and second Bathroom. OUTSIDE, communal gardens within The Square to the front, and private rear courtyard. EPC D, Council Tax Band D.

3/4 The Square, Darley Abbey, Derby, DE22 1DY

The Property

We understand that the Mill Cottages within The Square, date back to the 18th-Century, with the subject property originally being two, three-storey cottages, which have been combined to form one large dwelling, of undoubted charm and character with numerous beamed ceilings. However, the property could be reconverted back into two separate cottages, if so required, and subject to obtaining the usual planning and building regulation approvals.

The property is available with immediate vacant possession, and briefly comprises; spacious lounge, large dining kitchen, utility room, three double bedrooms, dressing room, two bathrooms, communal area to the front, and private rear courtyard.

Location

The property is situated towards the heart of the Historic Village of Darley Abbey, which is noted as being on the 'doorstep of the River Derwent and the beautiful Darley Park', providing pleasant riverside walks. Darley Abbey village is a very convenient, and much sought-after residential area, situated approximately 1-mile from Derby city centre, and has a general store, the historic St. Matthews Church, public houses, and restaurants, a number being within the converted former Mills. The property is also within the catchment area of the highly regarded Walter Evans primary school, and the Ecclesbourne secondary school at Duffield. Darley Abbey is also situated within a World Heritage Site.



Directions

When leaving Derby city centre by vehicle, proceed north along the A6 Duffield Road, continuing over the Broadway traffic island before tuning right into Mileash Lane for Darley Abbey Village, continue down the hill, passing the local shop on the righthand side, then take the first right into Old Lane, proceeding to the bottom, and before reaching the river turn right into Darley Street, a one-way system and The Square is located on the righthand side.

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13392.

Accommodation

Having the benefit of gas central heating, the detailed accommodation comprises: -

GROUND FLOOR

Generous Dining Kitchen

5.18m x 3.91m (17'0" x 12'10")

Having a range of handmade pine fitments comprising; two double base units, three single base units, drawers, two single wall units, two single wall units with glazed doors for display purposes, and spice drawers, together with ample work surface areas, one-and-a-half bowl stainless steel sink unit with single drainer, main entrance door, beamed ceiling, multi-pane glazed windows to the front and rear, tiled floor, and multi-pane double glazed stable door to the rear courtyard, central heating radiator, Rayburn electric cooking range, and pine latch-door to the: -



3/4 The Square, Darley Abbey, Derby, DE22 1DY



Spacious Lounge

5.18m x 3.96m (17'0" x 13'0")

Having beamed ceiling, multi-pane glazed windows to the front and rear, central heating radiator, cast-iron gas stove in recess, attractive pine turned-spindle staircase to the first floor, and pine latch-door to the: -



Small Utility Room

Having wall cupboards, and two windows.

FIRST FLOOR

Landing

Having stairs to the second floor, central heating radiator, multi-pane glazed window to the rear, beamed ceiling, and period pine latch-doors to all rooms.

Bedroom Two

4.01m x 3.38m (13'2" x 11'1")

Having multi-pane glazed window to the front, beamed ceiling, central heating radiator, and four wall light points.



Bedroom Three

3.94m x 3.38m (12'11" x 11'1")

Having multi-pane glazed window to the front, beamed ceiling, central heating radiator, and two wall light points.



3/4 The Square, Darley Abbey, Derby, DE22 1DY

Family Bathroom

2.74m x 1.70m (9'0" x 5'7")

Having white suite comprising; low-level WC, pedestal wash hand basin, panelled bath with shower mixer taps, and separate shower cubicle with rain-style shower unit, together with part-tiled walls, multi-pane glazed window, and period-style central heating radiator.



SECOND FLOOR

Landing

Having boiler/airing cupboard housing the modern Ideal gas-fired combination boiler providing domestic hot water and central heating, together with pine latch-doors to the: -

Main Bedroom One

5.23m x 4.04m (17'2" x 13'3")

Having feature pitched ceiling with exposed timber purlins, multi-pane glazed windows to the front and rear, and central heating radiator.



Lobby

Having pine latch-door to the: -

Ensuite Dressing Room

Fitted with hanging rails, drawers, and storage.



3/4 The Square, Darley Abbey, Derby, DE22 1DY

Bathroom

3.99m x 1.65m max (13'1" x 5'5" max)

Having suite comprising; pedestal wash hand basin, panelled bath with shower mixer taps, and low-level WC, together with chrome electric heated towel rail, central heating radiator, part-tiled walls, multi-pane glazed window to the front, and electric shaver point.



OUTSIDE

Communal Areas

The property fronts The Square, which is a delightful communal space with lawns, mature trees, seating, and flower borders.



Rear Courtyard

The property benefits from a private, rear courtyard, mainly paved for easy maintenance, with a rear pedestrian gated access.



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: -

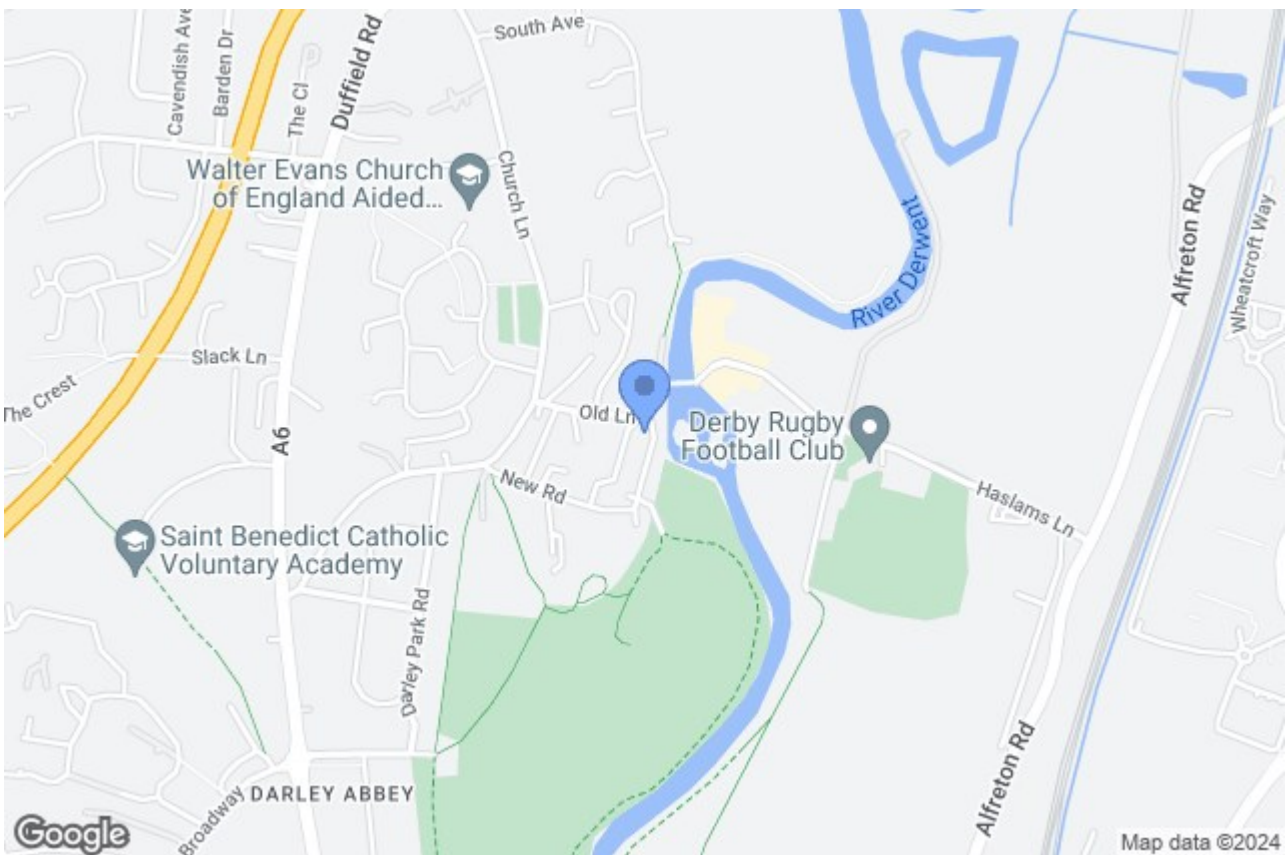
- Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, 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: R13392

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.



Gadsby Nichols
21 Iron Gate
Derby DE1 3GP

Residential
01332 296 396
enquiries@gadsbynichols.co.uk

Commercial
01332 290 390
commercial@gadsbynichols.co.uk www.gadsbynichols.co.uk