



**GADSBY**  
**NICHOLS**

201b Duffield Road, Darley Abbey, Derby, DE22 1JE

£449,000

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A MODERN, APPEALING, SPACIOUS FOUR-BEDROOMED DETACHED FAMILY HOME, enjoying a favourable location in the suburb of Darley Abbey, within easy access of Derby city centre and range of amenities, as well as within walking distance of the Historic Darley Abbey, the River Derwent and Darley Park for picturesque walks. The well-proportioned and well-appointed interior has the benefit of gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, canopy Porch, Reception Hall, Cloaks/WC, Lounge, separate Dining Room with Garden Room off, Study, modern Breakfast Kitchen with integrated appliances, and Utility Room. FIRST FLOOR, landing, main Double Bedroom with modern En-Suite Shower Room, a further Three well-proportioned Bedrooms, and Family Bathroom. OUTSIDE, front garden, attached Double Garage with access to the rear from Songbird Close, and rear garden EPC tbc, Council Tax Band F.

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### THE PROPERTY



A modern and appealing, detached residence, offering spacious, well-appointed Family accommodation, with early internal inspection highly recommended to be fully appreciated. The accommodation comprises; canopy porch, reception hall, three reception rooms, garden room, breakfast kitchen, utility room, main bedroom with ensuite shower room, a further three bedrooms, family bathroom, front and rear gardens, and attached double garage.

### LOCATION

The property is situated in the desirable area of Darley Abbey, within easy access of the city centre and range of local amenities, which include the nearby St. Benedicts secondary school, and Walter Evans primary school. The property is also highly convenient for amenities within the adjoining suburb of Allestree, and is within walking distance of the Historic centre of Darley Abbey Village, with a number of restaurants and bars, as well as the River Derwent and Darley Park for picturesque walks. Ease of access is afforded to the A38 and A52 for commuting further afield.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A6 Duffield Road, and after passing over the Broadway traffic island continue along Duffield Road, then after passing St. Benedicts school, the property is situated on the left-hand side. Parking is available adjoining the rear access from Songbrid Close.

### VIEWINGS

Strictly by prior appointment with the Agents, Gadsby Nichols. REF: R13347.

### ACCOMMODATION

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

### GROUND FLOOR

#### CANOPY PORCH

Having leaded-light double glazed entrance door opening to the: -

#### RECEPTION HALL

Having central heating radiator, and stairs to the first floor with understairs store.

### CLOAKS/WC



Having modern white sanitary ware comprising; low-level WC, and 'floating' wash hand basin with tiled splashback, together with central heating radiator, and ceiling extractor fan.

### LOUNGE

4.22m x 3.99m (13'10" x 13'1")



Having two UPVC multi-pane double glazed

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windows to the front, attractive limestone-effect fire surround and hearth with fitted 'living flame' log-effect gas fire (NOT TESTED), and two central heating radiators.



### DINING ROOM

3.58m x 2.92m (11'9" x 9'7")



Having central heating radiator, and UPVC multi-pane double glazed double French doors opening to the: -

### ATTACHED GARDEN ROOM

3.20m x 2.26m max (10'6" x 7'5" max)

Having multi-pane glazed double French doors to the garden.

### STUDY/THIRD RECEPTION ROOM

3.96m x 2.31m (13'0" x 7'7")



Having two UPVC multi-pane double glazed windows to the front, and central heating radiator.

### EXCELLENT BREAKFAST KITCHEN

3.58m x 3.25m (11'9" x 10'8")



Having a range of stylish fitments comprising; four single base units, drawers, three single wall units, and one double wall unit, together with integrated stainless steel gas hob with stainless steel-and-glass canopy over incorporating extractor hood and light, integrated electric double oven, integrated washer, two integrated fridges, one-and-a-half bowl stainless steel sink unit with single drainer, ample work surface areas, UPVC multi-pane double glazed window to the rear, central heating radiator, and centre breakfast island.

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### UTILITY ROOM

1.93m x 1.55m (6'4" x 5'1")

Having stainless steel sink unit with single drainer, central heating radiator, double glazed door to outside, and wall-mounted gas central heating boiler providing domestic hot water and central heating.

### FIRST FLOOR

#### LANDING

Having built-in airing cupboard housing the hot water cylinder.

### FRONT BEDROOM ONE

4.01m x 3.94m max (13'2" x 12'11" max)



Having fitments comprising; two built-in double wardrobes, together with two UPVC multi-pane double glazed windows to the front, and central heating radiator.



### EN-SUITE SHOWER ROOM



Having modern white sanitary ware comprising; low-level WC, 'floating' wash hand basin, and separate shower cubicle with shower fitment, together with tiled walls, and central heating radiator.

### REAR BEDROOM TWO

3.66m x 2.90m (12'0" x 9'6")



Having fitments comprising; built-in double

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wardrobe, together with UPVC multi-pane double glazed window to the rear, and central heating radiator.

### REAR BEDROOM THREE

3.63m x 3.28m (11'11" x 10'9")



Having fitments comprising; built-in double wardrobes, together with central heating radiator, and UPVC multi-pane double glazed window to the rear.

### FRONT BEDROOM FOUR

3.56m x 2.26m (11'8" x 7'5")



Having fitments comprising; built-in double wardrobe, together with two UPVC multi-pane double glazed windows to the front, and central heating radiator.

### FAMILY BATHROOM



Having white Villeroy & Bosch sanitary ware

comprising; low-level WC, 'floating' wash hand basin, panelled bath, and separate corner shower cubicle with shower unit and tiled walls, together with UPVC multi-pane double glazed window, central heating radiator, and four ceiling downlighters.



### OUTSIDE

#### FRONT GARDEN

Set behind railings and hedging for privacy, having twin lawns, and shrub borders, with side gate and pathway leading to the rear.

#### ATTACHED DOUBLE GARAGE

5.28m x 5.05m (17'4" x 16'7")

Of brick construction, having twin up-and-over doors to the front, access door to the side, UPVC double glazed window to the rear, and electric power and light. The garage, together with further parking, is accessed from the rear via a block-paved driveway affording additional car standing, and is set behind remote-controlled electronic double gates from Songbird Close.

## REAR GARDEN



Enclosed by fencing, and screened to the rear by specimen Birch trees affording a high degree of privacy, and having patio area, lawn, and flower and shrub borders.

## 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 survey or 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.

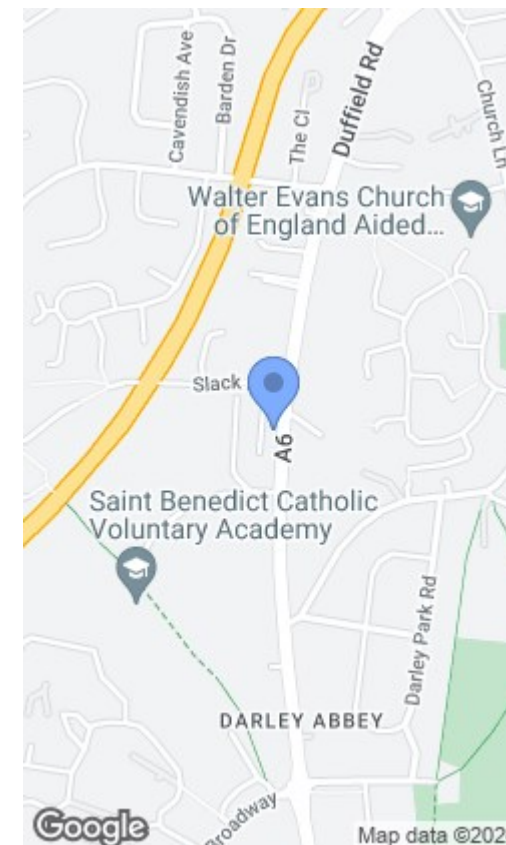
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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: R13347**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(69-80) <b>B</b>	
(69-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(11-20) <b>F</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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 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 taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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