

Fletcher & Company

16 Folly Road, Darley Abbey, Derby, DE22 1ED

Price £425,000

Freehold



- Sold with the Benefit of No Upward Chain
- Sought-After Location - Close To Darley Park
- Double Glazing & Gas Central Heating
- Extended Lounge
- Dining Room with Feature Bay Window
- Good Sized Breakfast Kitchen, Utility & Guest Cloakroom
- Three Bedrooms, Family Bathroom & Shower Room
- Driveway
- Attached Garage
- Extremely Long Rear Garden with Feature Raised Patio - 240 Ft





Summary

240 Ft GARDEN & CLOSE TO DARLEY PARK - Traditional bay fronted, extended three bedroom semi-detached residence occupying a highly desirable location in sought-after Darley Abbey, sold with the benefit of no upward chain.

The double glazed and gas central heated accommodation comprises: entrance hall, utility, shower room, extended lounge, dining room and open plan dining kitchen. To the first floor, a semi-galleried landing leads to three bedrooms and bathroom with three-piece suite in white.

Outside the property occupies a fabulous plot set back from Folly Road behind a retaining wall and neat hedging with an ample sized tarmac driveway providing off road parking for multiple vehicles and access to an attached larger than average garage.

To the rear of the property is a raised terrace offering fabulous views over the garden which is mainly lawned with mature trees and measures approximately 240 ft and a beautiful asset to this sale.

Enjoys aspects over Derby Rugby Club and fields together with picturesque riverside walks along the River Derwent. Highly regarded local amenities to include primary school which serves Ecclesbourne Secondary Schools in Duffield.

The Location

Darley Abbey is highly desirable, noted for its historic Mills which incorporate a range of amenities including restaurants and a wedding venue. The property is located close to the River Derwent and offers some beautiful walks in Darley Park with easy access to Derby City centre which offers a fabulous range of amenities, A38 and A52. Also within Darley Abbey is a reputable primary school, impressive church and the Old Vicarage private school.

Accommodation

Ground Floor

Hallway

8'0" x 6'7" (2.44 x 2.02)

Entrance door provides access to hallway with wood floor, useful under-stairs storage cupboard, staircase to first floor, central heating radiator and door to extended lounge.

Extended Lounge

20'6" x 10'4" (6.27 x 3.16)

With feature log burner, central heating radiator and double glazed French doors to rear garden.



Dining Room

14'4" x 10'10" (4.39 x 3.31)

With feature bay window, central heating radiator, wood flooring and bespoke shutters to be included in the sale.



Open Plan Dining Kitchen

24'2" x 6'7" (7.39 x 2.03)

With a range of granite effect preparation surfaces, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset gas hob with extractor hood over, adjacent built-in oven and grill, integrated fridge/freezer, central heating radiator, recessed ceiling spotlighting and double glazed French doors to garden.



Utility Room

7'11" x 4'5" (2.42 x 1.37)

With wood worktop and appliance space beneath suitable for washing machine and tumble dryer, central heating radiator, wall mounted cupboards, door to garage and further door to ground floor shower room.



Shower Room

7'11" x 3'11" (2.42 x 1.21)

With a white suite comprising low flush WC, pedestal wash handbasin and double shower cubicle with integrated shower.



First Floor

Landing

Feature semi-galleried landing with access to loft space and doors to three bedrooms and bathroom.

Bedroom One

11'1" x 9'8" (3.40 x 2.96)

With central heating radiator, fitted wardrobes and double glazed bay window to front.



Bedroom Two

10'10" x 9'1" (3.31 x 2.78)

With central heating radiator, fitted wardrobes and double glazed window to rear.



Bedroom Three

10'10" x 6'7" (3.31 x 2.01)

With central heating radiator, built-in cupboard and double glazed window to rear.



Family Bathroom

6'8" x 6'3" (2.04 x 1.93)

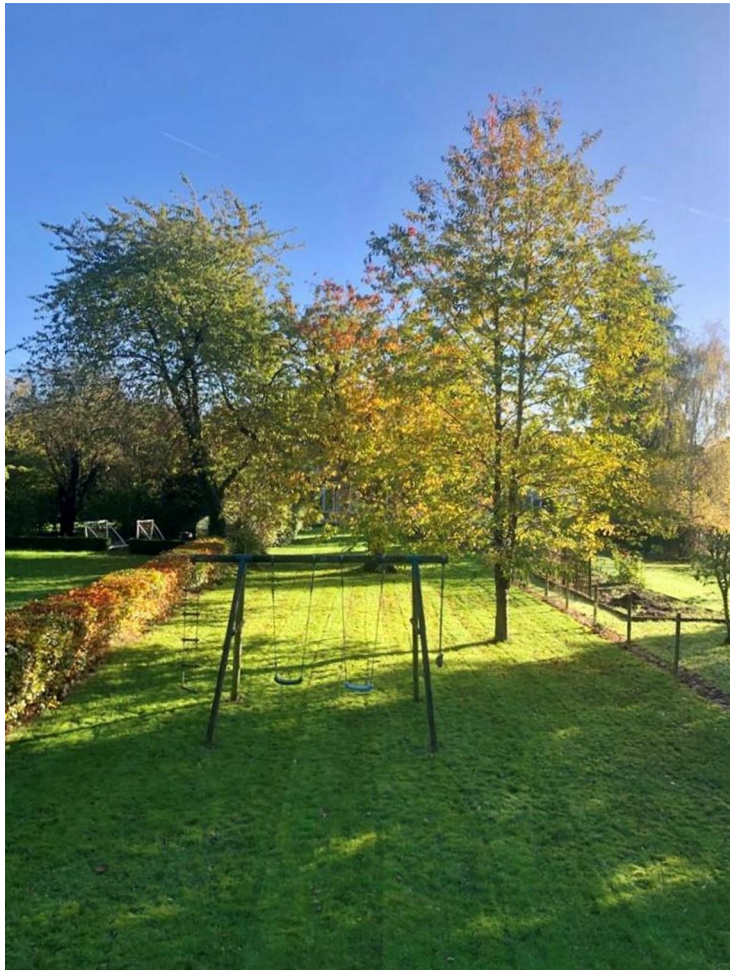
With a white suite featuring pedestal wash handbasin, low flush WC, roll edged claw foot bath, central heating radiator and double glazed window to side.



Outside

To the front of the property is an ample sized driveway providing off road parking for at least three vehicles and access to the attached garage.

To the rear of the property and a true asset of this sale, is a raised terrace leading to an extensive lawn measuring 240 ft featuring mature hedging and trees, sure to appeal to a family.



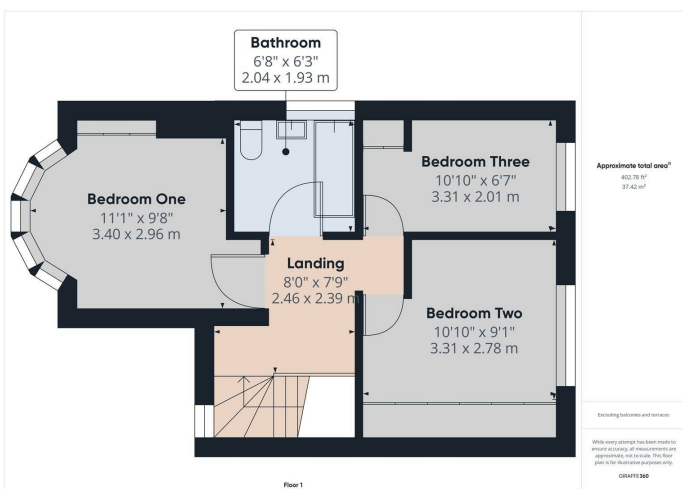
Garage

14'0" x 12'8" (4.28 x 3.87)

With roll up door and boiler.



Council Tax Band D - Derby





Duffield Office

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Getting there

16 Folly Road
Darley Abbey
Derby
DE22 1ED

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	