

Fletcher & Company

51

Darley Abbey Drive, Darley Abbey, Derby, DE22

Price £249,950 Freehold



- Well Positioned Detached Bungalow
- Gas Central Heating & Double Glazing
- Lounge/Dining Room
- Newly Fitted Kitchen
- Two Bedrooms
- Stylish Bathroom
- Driveway & Garage
- Private Garden
- Close To Darley Park
- Ecclesbourne School Catchment Area





Summary

Well positioned two bedroom detached bungalow with garage occupying a highly desirable location in Darley Abbey Village.

This is an opportunity to acquire a well presented two bedroom detached bungalow in sought-after Darley Abbey. The property benefits from a fore-garden and adjacent driveway leading to a garage along with an enclosed private rear garden.

Internally, the double glazed and gas central heated accommodation comprises entrance hall, lounge/dining room, newly fitted kitchen, two bedrooms and stylish bathroom.

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The Location

The property's location benefits from a nearby local village shop, highly reputable primary school, Ecclesbourne Secondary School catchment and is a short walk to the A6 with buses into Derby and Belper along with fabulous walks around the River Derwent in beautiful Darley Park.

Accommodation

Entrance Hall

10'0" x 3'8" (3.05 x 1.12)

uPVC double glazed entrance door provides access into hallway with central heating radiator, access to loft space, panelled door to cupboard housing the Worcester boiler further panelled doors to two bedrooms, bathroom and spacious lounge/dining room.

Lounge/Dining Room

17'3" x 10'1" (5.27 x 3.09)

A light and airy room courtesy of the large uPVC double glazed window to front offering a pleasant open outlook in the distance, feature fire surround, central heating radiator and open access into the newly fitted stylish kitchen.



Kitchen

8'7" x 7'8" (2.63 x 2.35)

With granite effect preparation surfaces having tiled surrounds, inset stainless steel sink unit with mixer tap, stylish fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate Neff hob with extractor hood over, integrated fridge, freezer, dishwasher and washing machine, stylish central heating radiator and uPVC double glazed window and door to rear garden.



Bedroom One

13'3" x 8'5" (4.05 x 2.59)

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



Bedroom Two

8'8" x 7'4" (2.65 x 2.25)

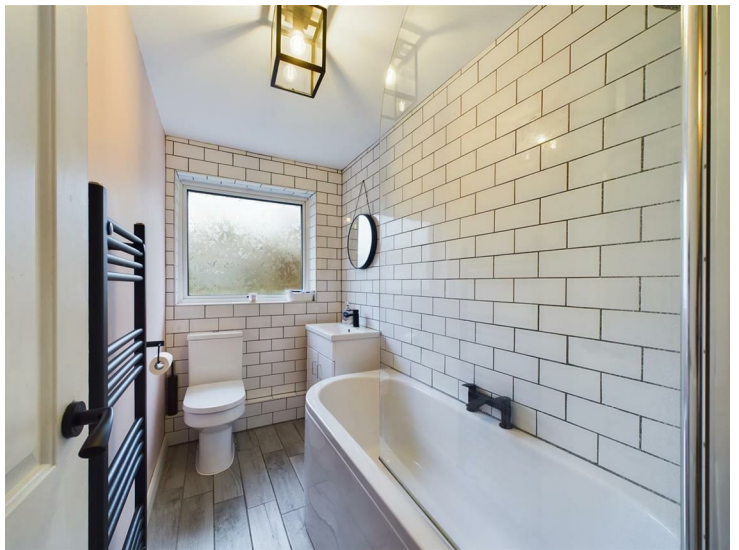
With central heating radiator and uPVC double glazed window to rear.



Well Appointed Bathroom

8'4" x 4'7" (2.56 x 1.40)

Partly tiled with a white suite comprising low flush WC, vanity unit wash handbasin with cupboards beneath, panelled bath with integrated shower over, towel radiator and uPVC double glazed window to rear.



Outside

To the front of the property is a well stocked fore-garden with adjacent driveway providing off road parking and access to a detached single garage. To the rear of the property is a private garden featuring patio, lawn, herbaceous border and timber fencing.



Council Tax Band B - Derby



Approximate total area¹⁾
542 ft²
50.35 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Darley Abbey
Derby
DE22 1EE

Council Tax Band: B
Tenure: Freehold

