



4 Bed House - Semi-Detached

6 Old Lane, Darley Abbey, Derby DE22 1DL

Offers Around £435,000 Freehold



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**Fletcher
& Company**

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- Stylish Semi-Detached Home
- Ecclesbourne School Catchment Area
- Dual Aspect Lounge
- Living Kitchen/Dining/Snug
- Utility & Cloakroom
- Three Double Bedrooms
- Study/Bedroom Four
- En-Suite & Bathroom
- Sunny Gardens
- Driveway for Two/Three Vehicles

CLOSE TO DARLEY PARK – A skillfully extended three/four bedroom, en-suite semi-detached home located within a short walk to Darley Park and Derwent Valley Mills.

The stylish modern living accommodation benefits from gas central heating and double glazing and brief, consists on the ground floor: porch, hallway with staircase leading to first floor, cloakroom with WC, dual aspect lounge, superb living kitchen/diner/snug and utility. The first floor landing leads to double bedroom one with walk-in wardrobe, dressing room and en-suite, two further double bedrooms, study/bedroom four and bathroom with shower.

The property is complemented by a well stocked sunny garden. A driveway provides car standing spaces for two vehicles.

The Location

Darley Abbey Village is situated approximately 1 mile north from Derby City centre and offers a general store, historic church, Broadway public house and a regular bus service operates along Duffield Road (A6). The beautiful Darley Park which borders Darley Abbey village offers a cafe, cricket ground, children's play area, canoe club and very pleasant walks along the banks of the River Derwent. Derwent Valley Mills including a fine dining restaurant and popular wine bars. It also has a nature reserve known as Nutwood. This property is within the catchment area for Ecclesbourne Secondary School situated in Duffield. Excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway.

Accommodation

Ground Floor

Porch

With entrance door, side double glazed window and internal double glazed door opening into hallway.

Hallway

With radiator, double glazed window, staircase leading to first floor, under-stairs storage cupboard and double glazed door giving access to garden.

Cloakroom

4'0" x 3'4" (1.22 x 1.03)

With low level WC, corner washbasin with chrome fittings with fitted base cupboard underneath, heated towel rail/radiator and internal door with chrome fittings.

Lounge

19'3" x 10'7" x 9'0" (5.88 x 3.23 x 2.76)

A light dual aspect lounge with radiator, double glazed window to front, double glazed French doors opening onto garden and internal door with chrome fittings.



Living Kitchen/Dining Room/Snug

23'11" x 13'0" (7.29 x 3.98)



Snug

With lantern style window, radiator and open space leading into kitchen/diner.



Kitchen/Diner

With one and a half sink unit with mixer tap, a range of matching fitted cupboards including drawers, attractive worktops, built-in induction hob with concealed extractor, two stainless steel electric fan assisted ovens, integrated dishwasher, integrated fridge, integrated freezer, wine cooler, continuation of the attractive worktops forming a useful breakfast bear area, two radiators, spotlights to ceiling, wide open square archway leading into snug, double glazed window and double glazed bi-folding doors opening onto sun patio.

Utility

7'7" x 4'9" (2.32 x 1.47)

With single stainless steel sink unit with mixer tap, worktop, plumbing for automatic washing machine, space for tumble dryer, radiator, spotlights to ceiling, wall mounted central heating boiler, double glazed window, double glazed door giving access to garden and internal door with chrome fittings.

First Floor

Landing

With access to roof space.

Double Bedroom One

9'2" x 9'1" (2.81 x 2.79)

With radiator, double glazed window and internal door with chrome fittings.



Dressing Room

6'4" x 4'9" (1.94 x 1.47)

With clothes rail, radiator, spotlights to ceiling, double glazed window and internal door with chrome fittings.

En-Suite

5'4" x 3'1" (1.63 x 0.96)

With double shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls with matching tiled flooring, spotlights to ceiling, extractor fan, illuminated wall mounted mirror and internal door with chrome fittings.



Bedroom Two

13'8" x 8'9" (4.17 x 2.67)

With built-in wardrobe, radiator, double glazed window and internal door with chrome fittings.



Bedroom Three

10'3" x 9'6" (3.13 x 2.91)

With built-in storage cupboard with shelving, radiator, double glazed window and internal door with chrome fittings.



Study/Bedroom Four

6'2" x 5'7" (1.90 x 1.71)

With radiator, spotlights to ceiling, double glazed window and internal door with chrome fittings.



Bathroom

6'6" x 5'1" (2.00 x 1.56)

With bath with chrome fittings including chrome shower over with shower screen door, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls with matching tiled flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window and internal door with chrome fittings.



Gardens

The property comes complete with a well stocked garden with a varied selection of shrubs, plants, sun patio, block paved pathways, timber shed and a further sun decked garden enclosed by fencing with shrubs and plants.



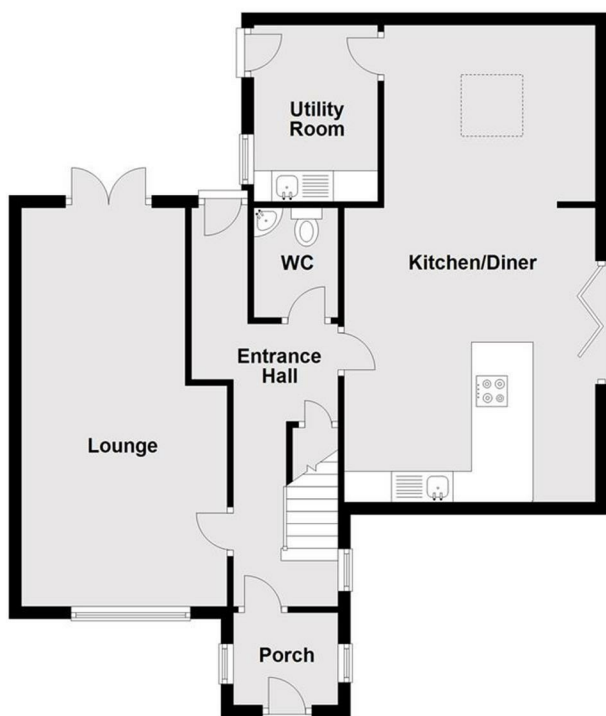
Driveway

A tarmac driveway provides car standing spaces for two/three cars.

Council Tax Band - C

Derby City

Ground Floor



First Floor



Total area: approx. 128.6 sq. metres (1383.8 sq. feet)

Energy Efficiency Rating

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

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Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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