

# Fletcher & Company

6 North Avenue, Darley Abbey, Derby, DE22 1EZ

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Offers Around £335,000

Freehold

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- Detached Double-Fronted Bungalow
- Cul-de-Sac Location
- Ecclesbourne School Catchment Area
- Sitting Room with Feature Fireplace
- Open Plan Living Dining Kitchen
- Two Bedrooms & Bathroom
- South-Facing Rear Garden
- Driveway & Garage Space
- Potential to Convert The Attic ( subject to planning permission )
- No Chain Involved





## Summary

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ECCLESBOURNE SCHOOL CATCHMENT AREA - Attractive two bedroom detached double-fronted bungalow occupying a cul-de-sac location in highly sought-after Darley Abbey and close to Darley Park.

Sold with the benefit of no upward chain, the property comprises an impressive entrance hall, rear lobby, fitted guest cloakroom, sitting room with feature fireplace and bay window, open plan dining kitchen with conservatory, two bedrooms and bathroom.

There is potential to convert the attic ( subject to planning permission ).

The property features gardens to all sides, occupying an elevated plot with a south-facing rear garden and good sized driveway. Garage space ( subject to planning permission )

# F&C

## The Location

Darley Abbey is a very attractive village just North of Derby City centre, situated close to Darley Abbey Mills and beautiful Darley Park which offers some delightful walks around the River Derwent. The village offers a shop, reputable primary school, wine bar and restaurants in the Mills with a regular bus service along Duffield Road giving easy access into Derby City centre along with easy access onto the A38 and A52.

## Accommodation

### Entrance Hall

13'6" x 5'5" (4.13 x 1.66)

Panelled stained glass entrance door provides access into the impressive entrance hall with central heating radiator, oak floor covering, decorative coving and panelled doors to the sitting room, open plan dining kitchen, bathroom and two bedrooms.



### Sitting Room

14'10" x 12'7" (4.53 x 3.86)

With a beautiful feature fireplace incorporating polished wooden surrounds with marble hearth and interior, living flame fitted gas fire, central heating radiator, decorative coving with ceiling rose and uPVC double glazed box bay window to the front.



### Dining Room

12'2" x 11'1" (3.71 x 3.38)

With two central heating radiators, decorative coving and feature archway into the kitchen.



### Open Plan Dining Kitchen

15'10" x 6'9" (4.84 x 2.07)

With woodblock effect preparation surfaces and tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate electric hob and built-in oven with grill beneath, appliance space suitable for a fridge/freezer, integrated dishwasher and washing machine, recessed ceiling spotlighting, double glazed windows to the front and side and door giving access to the garden.



### Conservatory

12'8" x 5'9" (3.87 x 1.77)

A brick-based construction with double glazed windows and matching door opening onto the garden and tiled flooring.



### Rear Lobby

5'8" x 4'11" (1.74 x 1.50)

With central heating radiator, a good range of fitted storage units, double glazed window to the rear and door to the fitted guest cloakroom.

### Cloakroom

6'9" x 5'4" (2.06 x 1.65)

With low flush WC, vanity unit with wash handbasin and storage beneath, wall mounted gas-fired boiler and double glazed window to the rear.

### **Bedroom One**

14'0" x 11'6" (4.29 x 3.51)

With central heating radiator, decorative coving with ceiling rose and uPVC double glazed box bay window to the front.



### **Bedroom Two**

11'6" x 8'11" (3.52 x 2.74)

With central heating radiator, decorative coving and uPVC double glazed window to the side.



### **Bathroom**

8'5" x 6'4" (2.57 x 1.95)

With a four-piece suite in white comprising low flush WC, vanity unit with wash handbasin, ample storage drawers and cupboards, panelled bath, separate shower cubicle, ladder style radiator, recessed ceiling spotlighting and uPVC double glazed window to the side.

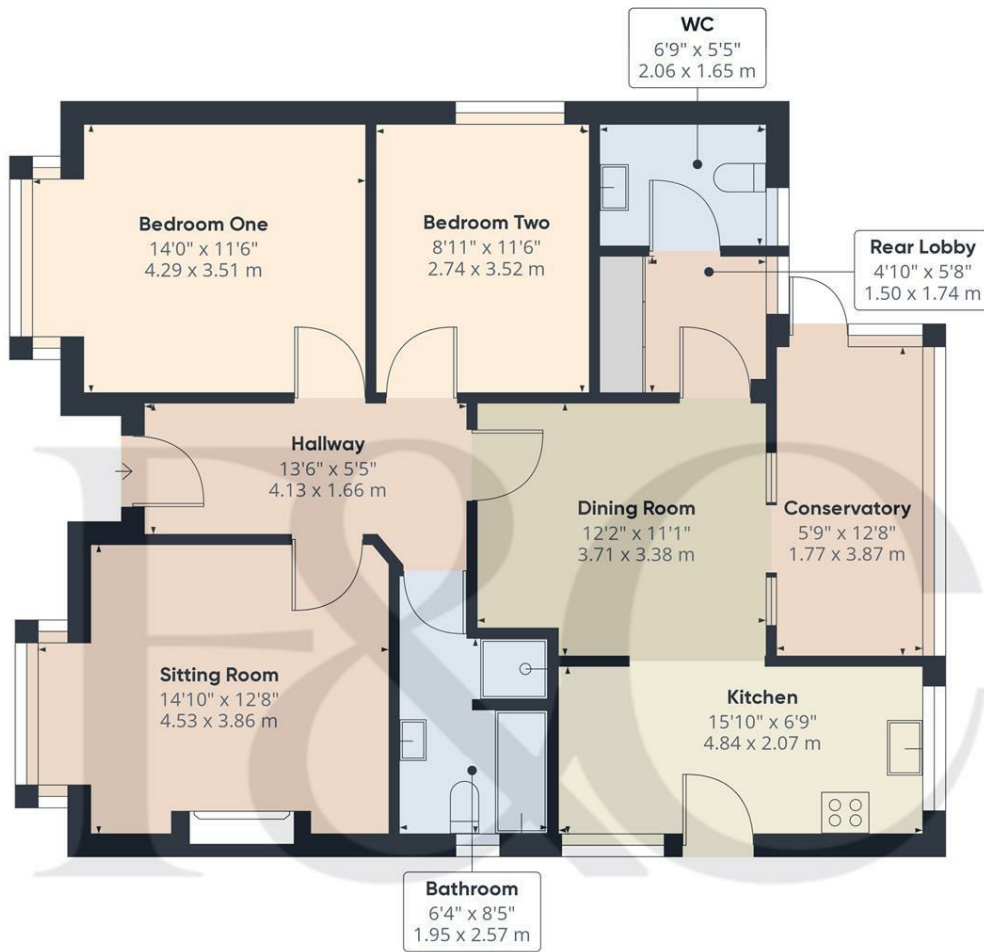


## Outside

The property occupies a pleasant elevated position on this quiet sought-after road set back behind a stone-edged lawned fore-garden. The gardens continue to the side of the property with a driveway culminating in a detached storage building. To the rear of the property is a block paved pathway, lawn and well stocked borders enclosed by closed-slat timber fencing with a southerly aspect. Garage space ( subject to planning permission )



**Council Tax Band E - Derby**



**Approximate total area<sup>(1)</sup>**  
985.92 ft<sup>2</sup>  
91.6 m<sup>2</sup>

(1) 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.

GIRAFFE360



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band: E  
Tenure: Freehold

