



1 Bed Cottage

Thimble Cottage, 12 Hill Square, Darley Abbey, Derby DE22 1DW
Offers Around £169,950 Freehold



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- Beautiful Terraced Cottage
- Located in Darley Abbey Village - Close to Darley Park
- Open Plan Living Lounge/Dining/Kitchen
- One Double Bedroom
- Luxury Fitted Shower Room
- Enclosed Courtyard Garden
- Utility/Store/Studio
- Walking Distance to Darley Abbey Mills
- Many Character Features
- Ideal First Time Buyer/Professional

IDEAL FIRST TIME BUYER/PROFESSIONAL – A charming ONE bedroom cottage located in a popular courtyard setting close to Darley Park and Darley Mills.

The gas central heating living accommodation briefly consists on the ground floor: lovely open plan living lounge/diner/kitchen. The first floor landing leads to one double bedrooms and luxury shower room.

The cottage benefits from a separate courtyard garden with outbuilding/store. On-street car parking.

The cottage is within a short walk to the vibrant Derwent Valley Mills including a fine dining restaurant and popular wine bars. The village is located on the banks of the attractive River Derwent with bridge and magnificent weir.

A further point of note is that Darley Abbey Village is located in one of the few World Heritage Sites.

The Location

Darley Abbey village is situated approximately 1 mile north from Derby City centre and offers a general store, historic church, public houses and a regular bus service operates along Duffield Road (A6). The beautiful Darley Park which borders Darley Abbey village offers a cafe, fine dining at the restaurant, Darley's, cricket ground, children's play area, canoe club and very pleasant walks along the banks of the River Derwent. 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

Open Plan Lounge/Dining/Kitchen

13'7" x 11'9" (4.16 x 3.59)



Lounge Area

With tiled floor with underfloor heating, decorative beams to ceiling and open space leading into dining area and kitchen area.



Dining Area

With matching tiled flooring with underfloor heating, glazed entrance door, decorative beams to ceiling and open space leading into kitchen area and lounge area.



Kitchen Area

With inset stainless steel sink unit with mixer tap, wall and base cupboards with matching worktop, built-in two ring gas hob, built-in electric fan assisted oven, under-stairs storage cupboard, matching tiled flooring with underfloor heating, microwave and fridge (included in the sale), double glazed window with fitted blind to front, decorative beams, smoke alarm and open space leading into lounge area and dining area.



Inner Lobby

With staircase leading to first floor.

First Floor

Double Bedroom One

9'10" x 9'1" (3.01 x 2.78)

With column style radiator, two double glazed windows overlooking charming Hill Square, character ceilings, smoke alarm, access to roof space and pocket sliding door giving access to shower room.



Wardrobe Alcove

3'1" x 2'9" (0.96 x 0.84)

With clothes rail, shelving and light.



Shower Room

11'1" x 3'6" (3.38 x 1.08)

With walk-in double shower with chrome fittings including shower, pedestal wash handbasin, WC, Heritage style towel rail/radiator, tiled splash-backs, tiled flooring, spotlights to ceiling, extractor fan, wall lights and internal sliding pocket door.



Fore-Garden

Immediately in front of the cottage is a small low maintenance fore-garden.

Courtyard Garden

An enclosed area with brick store alcove leading to the utility/store/studio.



Utility/Store/Studio

12'7" x 7'3" (3.84 x 2.22)

With power, lighting and plumbing for automatic washing machine.



Council Tax Band A

Derby City



Lounge/Dining/Kitchen

13'7" x 11'9"
4.16 x 3.59 m

Floor 0

Approximate total area⁽¹⁾

163.53 ft²
15.19 m²

Reduced headroom

9.77 ft²
0.91 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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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Double Bedroom

9'10" x 9'1"
3.01 x 2.78 m

Shower Room

3'6" x 11'1"
1.08 x 3.38 m

Wardrobe Alcove

2'9" x 3'1"
0.84 x 0.96 m

Approximate total area⁽¹⁾
128.82 ft²
11.97 m²

(1) Excluding balconies and terraces

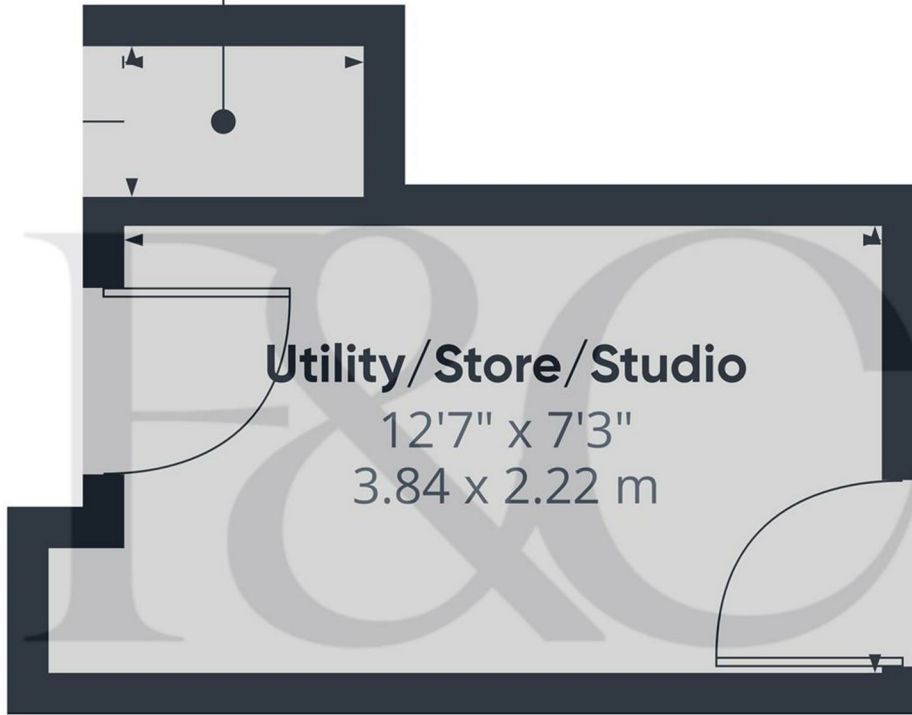
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Floor 1

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4'1" x 2'5"
1.25 x 0.76 m



Approximate total area⁽¹⁾
104.79 ft²
9.74 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C	67	
(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	

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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