

Fletcher & Company

10 Hill Square, Darley Abbey, Derby, DE22 1DW

Offers Around £210,000

Freehold



- Charming End Cottage in the Heart of Darley Abbey Village
- Much Character Throughout
- Ecclesbourne School Catchment Area
- Lounge
- Recently Re-Fitted Kitchen
- Inner Lobby leading to Ground Floor Bathroom
- Two First Floor Bedrooms
- Small Courtyard Rear Garden
- A Short Walk to Beautiful Darley Park





Summary

Character two bedroom end cottage located in a communal courtyard in the heart of the highly desirable Darley Abbey Village.

This is a well positioned charming cottage located on Hill Square within Darley Abbey Village. It benefits from gas central heating and features a recently re-fitted kitchen, lounge and rear lobby leading to the ground floor bathroom. The first floor landing leads to two bedrooms.

To the front of the property is a communal courtyard area and to the rear is a small private courtyard with access onto New Road.

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.

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The Location

The property's location is a short walk from beautiful Darley Park and the River Derwent along with a selection of activities/amenities at Darley Abbey Mills including a wine bar and two restaurants. A pathway leads into Derby City Centre with a full range of amenities. The property is well placed for Walter Evans Primary School and within the Ecclesbourne Secondary School catchment.

Accommodation

Ground Floor

Lounge

12'2" x 11'4" (3.71 x 3.47)

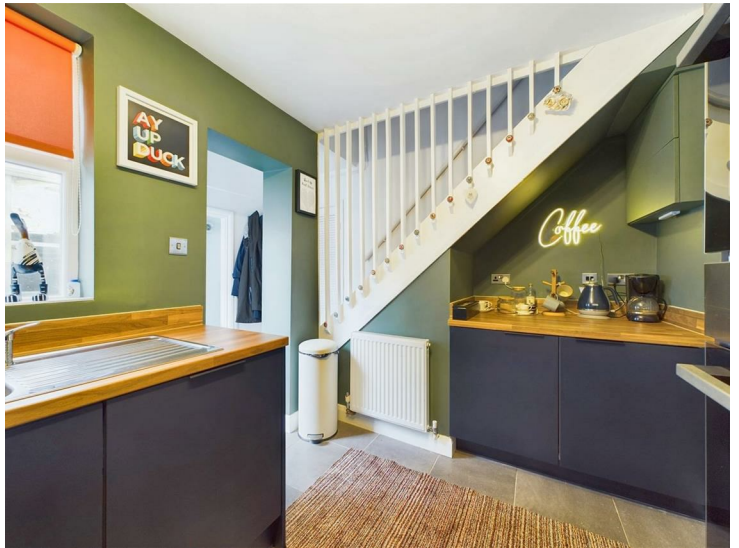
Panelled and glazed entrance door provides access into the lounge with central heating radiator, feature partially exposed brick chimney breast, window overlooking the front courtyard and door to the kitchen.



Recently Re-Fitted Kitchen

12'0" x 8'0" (3.66 x 2.46)

Recently re-fitted with wood effect preparation surfaces having matching upstands, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate electric hob with built-in oven, microwave, fridge, freezer and washing machine, central heating radiator, further storage/units beneath the staircase and open access into the rear lobby.



Inner Lobby

3'4" x 2'6" (1.02 x 0.78)

With door to the small rear courtyard and further door to the bathroom.

Bathroom

7'7" x 4'11" (2.33 x 1.52)

With a white suite comprising low flush WC, wash handbasin, panelled bath with shower over and central heating radiator.



First Floor

Landing

A small landing with doors to two bedrooms.

Bedroom One

12'0" x 9'2" (3.66 x 2.80)

With central heating radiator and window to the front.



Bedroom Two

9'0" x 8'0" (2.76 x 2.44)

With central heating radiator and window to the rear.

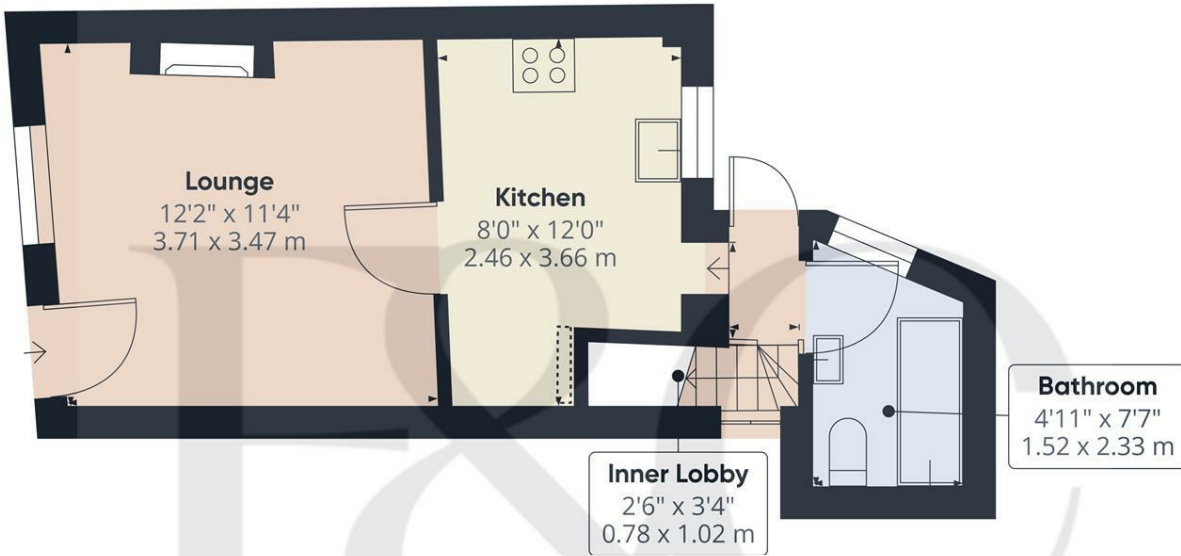


Outside

To the rear of the property is a small courtyard and access onto New Road. To the front is a communal courtyard.



Council Tax Band C - Derby



Floor 0

Approximate total area⁽¹⁾
292.51 ft²
27.18 m²

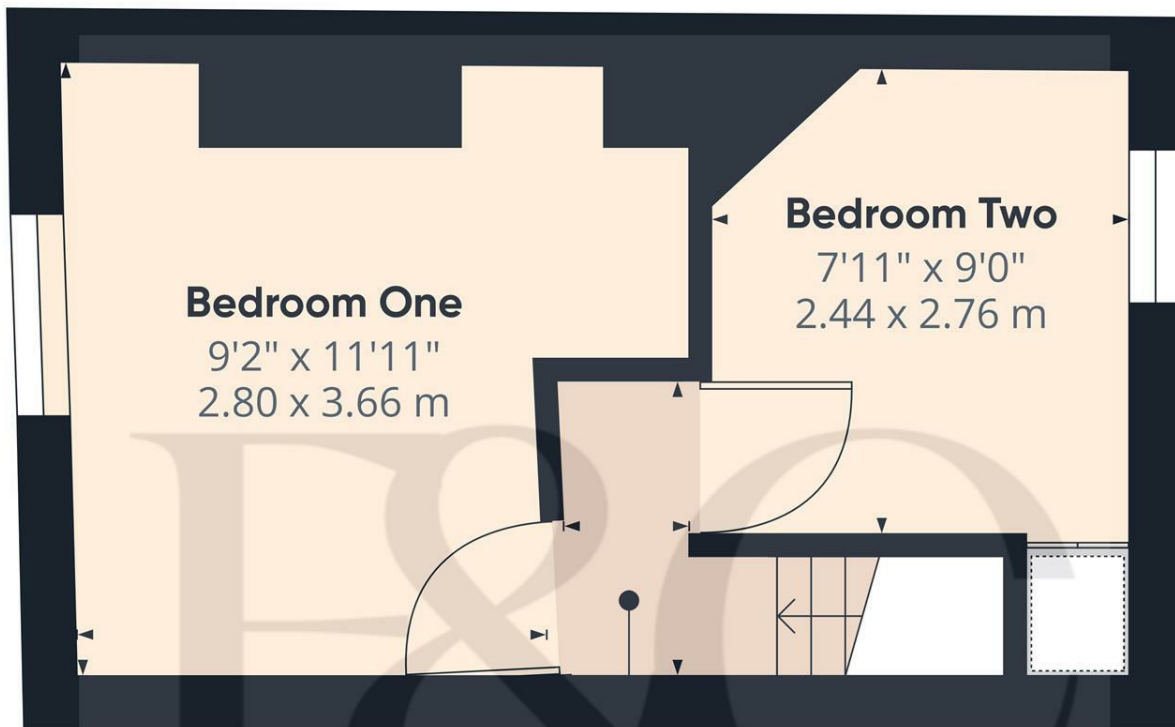
Reduced headroom
1.26 ft²
0.12 m²

(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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Floor 1

Approximate total area⁽¹⁾
206.5 ft²
19.18 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(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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Council Tax Band: C
Tenure: Freehold

