

Fletcher & Company

53 Mileash Lane, Darley Abbey, Derby, DE22 1DE

Price £300,000

Freehold



- Charming Traditional Mid-Terraced Cottage
- Ecclesbourne School Catchment Area
- Much Character Throughout
- Two Reception Rooms
- Good Sized Fitted Kitchen
- Ground Floor Shower Room
- Two First Floor Bedrooms & Bathroom
- Second Floor Bedroom
- Good Sized Rear Garden
- On-Road Parking





Summary

Charming, traditional three bedroom mid-terraced cottage in highly sought-after Darley Abbey.

This is a fabulous opportunity to acquire a charming, traditional three bedroom mid-terraced cottage in sought-after Darley Abbey on Mileash Lane. In-keeping with a property of its age, the cottage retains much original character and features double glazed and gas central heated accommodation comprising lounge, inner lobby with staircase leading to the first floor, rear dining room, good sized fitted kitchen, utility area and shower room. The first floor landing leads to two good sized bedrooms and a bathroom and the second floor features a double bedroom.

Immediately to the rear of the property is a courtyard style garden with a shared pathway gives access to a further good sized garden with lawn and a patio area.

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The Location

The property's location in Darley Abbey is a sought-after part of Derby, named for its easy access onto beautiful Darley Park with walks around the River Derwent. Darley Abbey Mills features wine bars and restaurants along with excellent schooling in the area namely Walter Evans Primary School and Ecclesbourne School in nearby Duffield. Easy access into Derby city centre is available.

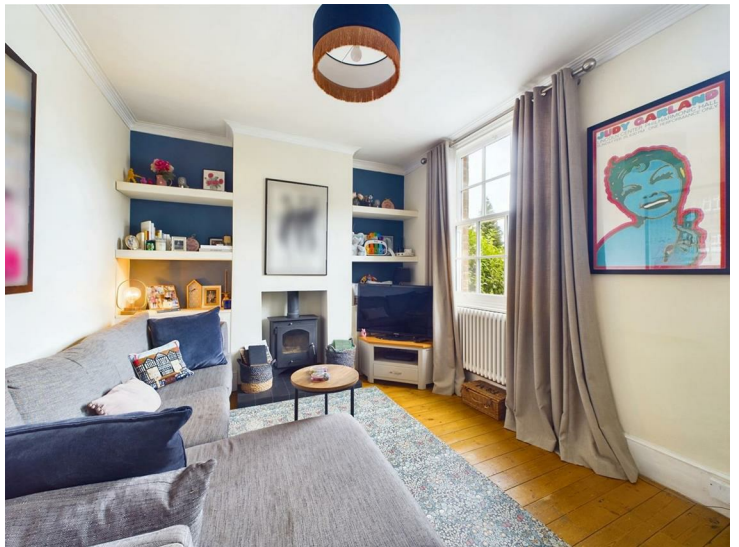
Accommodaton

Ground Floor

Lounge

14'1" x 10'3" (4.31 x 3.13)

Entrance door provides access into the lounge with a log burner and tiled hearth, bespoke shelving, exposed floorboards and door to the inner lobby.



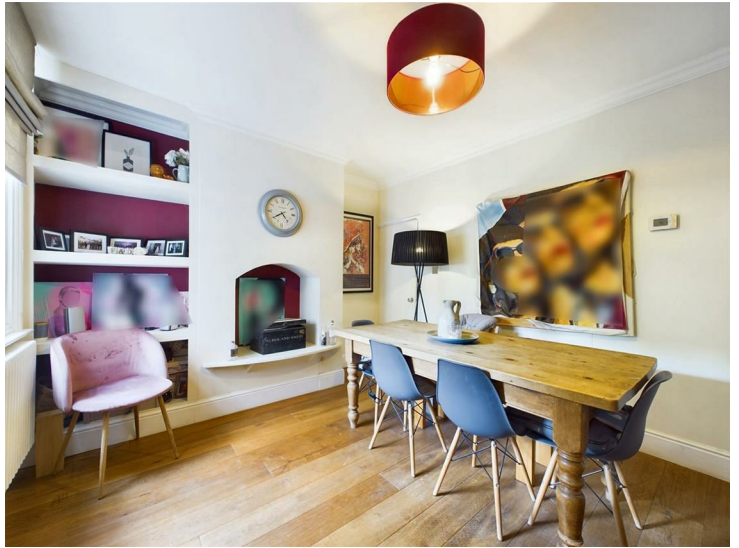
Inner Lobby

With staircase leading to the first floor and access into the dining room.

Dining Room

13'10" x 10'11" (4.23 x 3.35)

With central heating radiator, exposed wood floorboards, bespoke shelving to the chimney breast recess, sash window to the rear and door to the kitchen.



Kitchen

19'7" x 7'3" (5.99 x 2.21)

Featuring granite worktops with inset sink unit and mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built-in oven, appliance space suitable for a fridge/freezer and dishwasher, wall mounted boiler, recessed spotlighting, access to the garden and archway into the utility room.



Utility

With central heating radiator, matching granite worktop with cupboards beneath and over, appliance space suitable for a washing machine, window to the side and door to the shower room.

Shower Room

7'5" x 2'6" (2.28 x 0.78)

With low flush WC, wash handbasin, shower cubicle and central heating radiator.

First Floor

Landing

Small landing with staircase leading to the second floor and doors to two bedrooms and bathroom.

Bedroom One

13'10" x 11'3" (4.22 x 3.44)

With feature fire surround, central heating radiator, window to the rear and over-stairs storage cupboard.



Bedroom Two

12'11" x 7'3" (3.94 x 2.23)

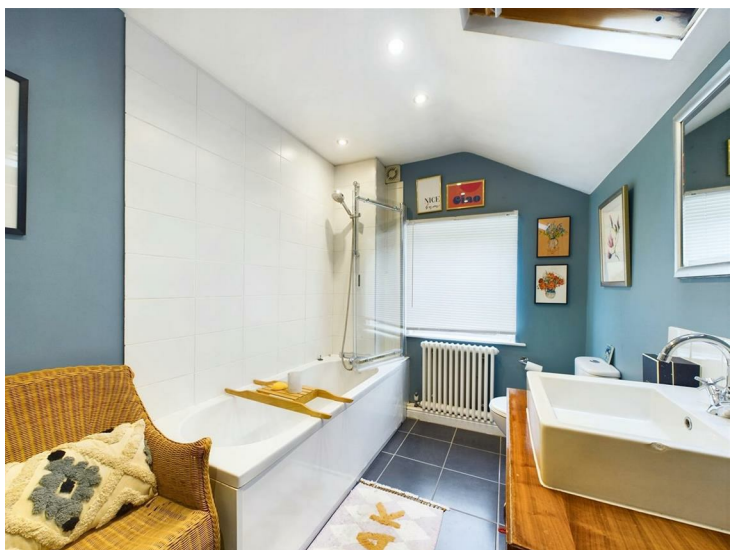
With central heating radiator and window to the front.



Bathroom

11'0" x 6'10" (3.37 x 2.09)

With a white suite comprising vanity unit with wash handbasin, low flush WC, bath with shower over, central heating radiator, recessed spotlighting and window to the rear.



Second Floor

Bedroom Three

12'1" x 6'5" (3.69 x 1.96)

With storage into eaves and Velux window to the rear.

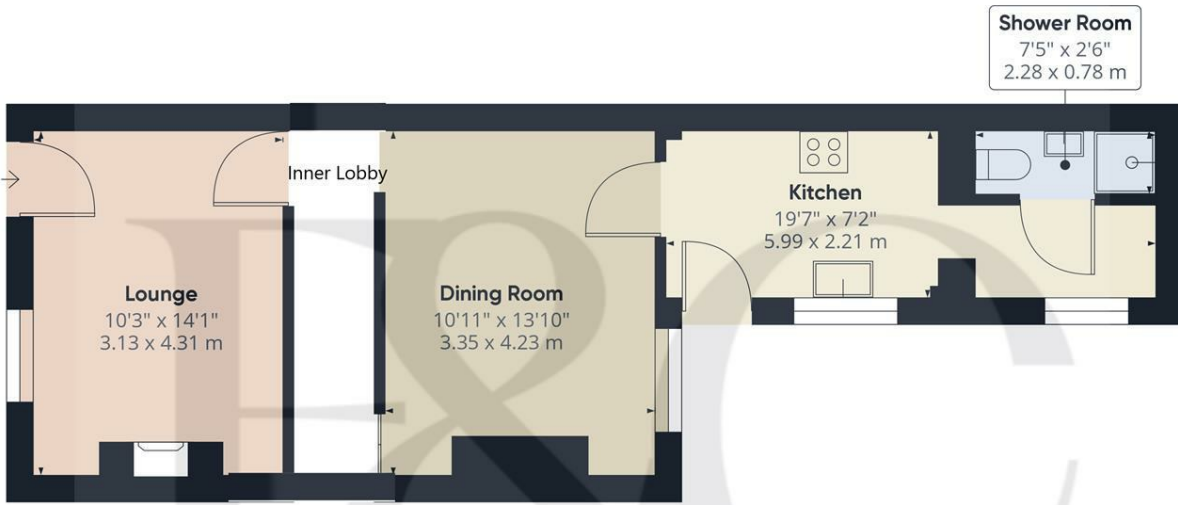


Outside

Immediately to the rear of the property is a blue brick patio area with access across a small shared pathway leading to an enclosed lawned garden beyond and a terrace/patio area ideal for outdoor dining.



Council Tax Band C - Derby



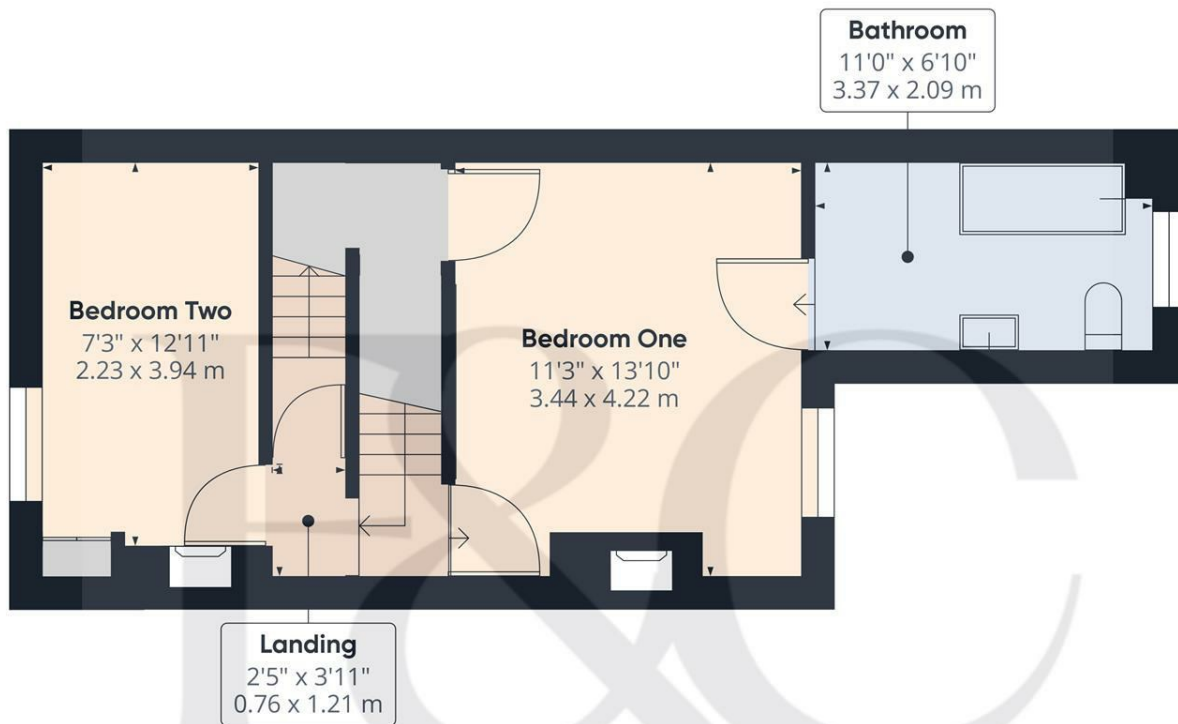
Floor 0

Approximate total area⁽¹⁾
418.68 ft²
38.9 m²

(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.

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Floor 1

Approximate total area⁽¹⁾
367.99 ft²
34.19 m²

(1) Excluding balconies and terraces.

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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(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	