

Fletcher & Company

12 New Road, Darley Abbey, Derby, DE22 1DR

Price £249,950

Freehold



- Charming Three Storey Cottage
- Ecclesbourne School Catchment Area
- Much Original Character Throughout
- Gas Central Heating
- Small Courtyard to Front Ideal for Sitting Out
- Entrance Hall, Fitted Guest Cloakroom
- Fitted Kitchen, Lounge with Feature Fireplace
- First Floor Bedroom & Bathroom
- Second Floor Double Bedroom
- Fantastic Location Close to Darley Park





Summary

Charming, three storey cottage located close to the heart of the highly desirable village of Darley Abbey.

This is an excellent opportunity to acquire a charming three storey cottage located in sought-after Darley Abbey. The property retains much original character with the accommodation set over three floors comprising to the ground floor; entrance hall/porch, fitted guest cloakroom, kitchen and lounge with feature fireplace. The first floor landing leads to a bedroom and bathroom with a further double bedroom to the second floor.

To the front of the property is a small courtyard ideal for sitting out. On road parking is available.

F&C

The Location

The property's location is a great asset to this sale, within walking distance of beautiful Darley Park and walks along the River Derwent. A pleasant footpath leads into Derby city centre with its excellent range of amenities. Locally, Darley Abbey Mills offers restaurants and bars and within the village is also a shop, primary school and church.

Accommodation

Ground Floor

Entrance Hall

9'3" x 3'2" (2.82 x 0.97)

Entrance door to the side provides access into the entrance hall with central heating radiator and terracotta tiled floor.

Fitted Guest Cloakroom

6'5" x 3'3" (1.98 x 1.00)

With low flush WC and vanity unit with wash handbasin and cupboard beneath.

Kitchen

10'7" x 7'0" (3.23 x 2.15)

With rolled edge preparation surfaces and tiled surrounds, inset one and a quarter stainless steel sink unit, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate electric hob, appliance spaces suitable for a fridge/freezer and washing machine, wall mounted gas-fired boiler, door to the useful pantry and multipaned window to the front.



Lounge

14'10" x 11'10" (4.53 x 3.63)

With impressive exposed brick chimney breast, stone lintel and raised tiled hearth, central heating radiator, exposed beamed ceiling, oak floor covering, two multipaned windows to the front and door to the staircase leading to the first floor.



First Floor

Landing

With central heating radiator, feature balustrade, multipaned window to the side and doors to bedroom two and bathroom.

Bedroom Two

11'11" x 11'10" (3.64 x 3.61)

With a feature fireplace incorporating cast iron interior, central heating radiator, multipaned window to the front and door to the inner landing.



Inner Landing

With further door to a storage cupboard and staircase leading to the second floor.

Bathroom

7'0" x 5'10" (2.14 x 1.78)

With low flush WC, wash handbasin, bath with shower over and multipaned window to the front.



Second Floor

Bedroom One

15'0" x 8'11" (4.59 x 2.74)

With feature painted chimney breast and cast iron interior, central heating radiator, fitted cupboard and multipaned window to the front.

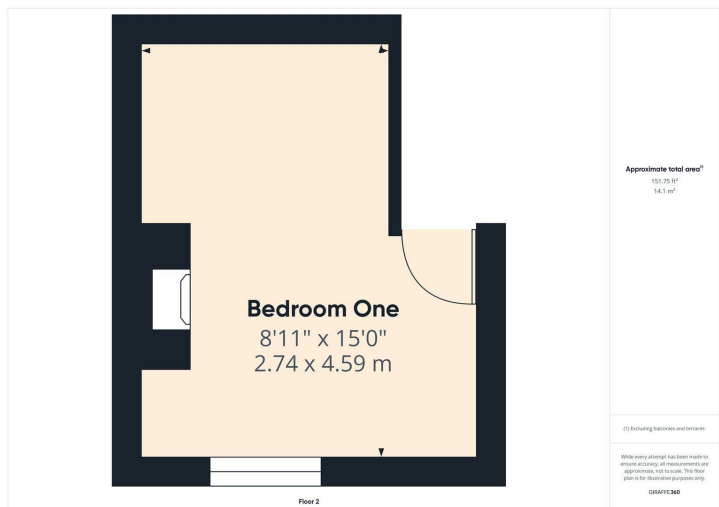
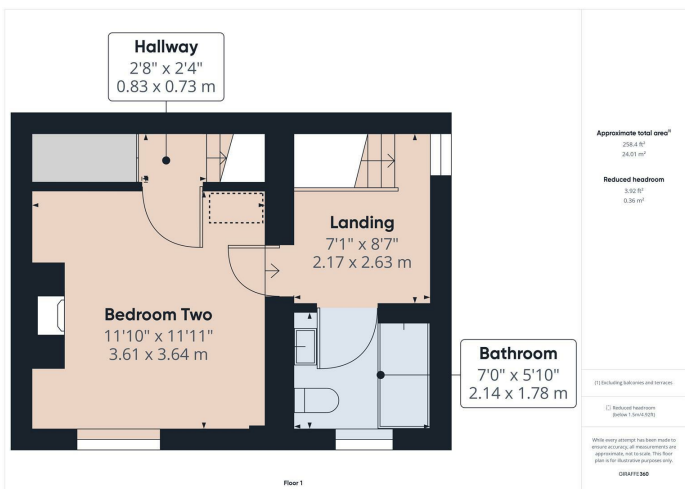


Outside

The property benefits from a small courtyard to the front.



Council Tax Band C - Derby





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12 New Road
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	