



## 3 Bed House - Semi-Detached

48 Church Lane, Darley Abbey, Derby DE22 1EY

Offers Around £350,000 Freehold



Fletcher  
& Company

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- Semi-Detached Property of Style & Character
- Ecclesbourne School Catchment Area
- Perfect Refurbishment Project
- Close to Beautiful Darley Park
- Lounge & Dining Room
- Kitchen & Conservatory
- Three Bedrooms & Family Bathroom
- Private Gardens
- Driveway ( Garage Space )
- Located in the Heart of Darley Abbey Village

ECCLESBOURNE SCHOOL CATCHMENT AREA – A rare opportunity to acquire a traditional, three bedroom, semi-detached property of style and character located in the heart of Darley Abbey village.

The gas central heated living accommodation briefly consists on the ground floor, storm porch, entrance hall with staircase leading to first floor, lounge, dining room, kitchen, pantry, conservatory, storeroom and WC. The first floor landing leads to three bedrooms and a family bathroom.

The property is set well back from Church Lane behind a deep, lawned fore-garden. To the rear of the property is a generous sized, westerly facing garden.

A paved driveway provides car standing spaces. Garage space (subject to planning permission)

Perfect Refurbishment Project – No Chain Involved.

#### The Location

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

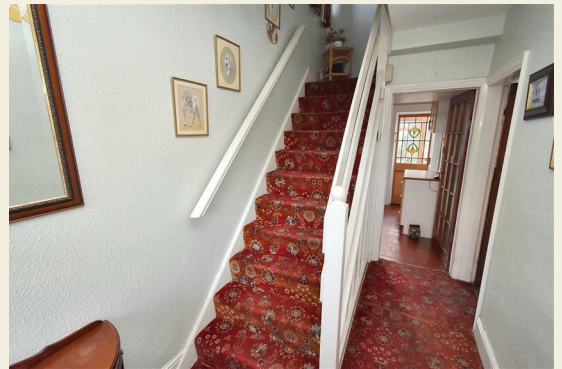
##### Storm Porch

With brick archway, quarry tile flooring and half glazed entrance door with stained glass and leaded finish.

## Entrance Hall

11'6" x 2'11" (3.52 x 0.91)

With deep skirting boards and architraves, high ceiling, radiator, staircase leading to first floor and matching stained glass windows with leaded finish.



## Lounge

12'9" x 11'10" (3.90 x 3.63)

With brick fireplace incorporating inset Living Flame gas fire and raised quarry tile hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, bay window incorporating stained glass windows with leaded finish and secondary double glazing and open square archway leading to dining room.



## Dining Room

11'10" x 11'10" (3.63 x 3.61)

With chimney breast with fireplace alcove, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, internal window and glazed door.



### Kitchen

8'9" x 7'11" (2.67 x 2.42)

With single sink unit with hot and cold tap, wall and base cupboards, worktops, gas cooker, washing machine, sliding door giving access to pantry, quarry tiled flooring, double glazed window and half glazed internal door with stained glass and leaded finished opening into conservatory.



### Pantry

4'10" x 2'3" (1.49 x 0.69)

With shelving, quarry tile flooring and central heating boiler.

### Conservatory

12'1" x 11'9" (3.70 x 3.60)

With double glazed windows and doors giving access to private garden, tile flooring and radiator.



### Store

7'9" x 3'2" (2.38 x 0.98)

With shelving and panelled door giving access to WC.

### WC

4'7" x 3'2" (1.41 x 0.99)

With low level WC and quarry tile flooring.

### First Floor Landing

4'9" x 3'11" (1.45 x 1.21)

With deep skirting boards and architraves, high ceiling and double glazed window to side.

### Bedroom One

12'11" x 8'0" (3.94 x 2.46)

With fitted double wardrobes with sliding doors, deep skirting boards and architraves, high ceiling, radiator and double glazed window to front.

### Bedroom Two

11'11" x 9'10" (3.64 x 3.02)

With deep skirting boards and architraves, high ceiling, radiator, wardrobe with cupboard above and double glazed window to rear.

### Bedroom Three

8'7" x 7'11" (2.64 x 2.42)

With deep skirting boards and architraves, high ceiling, radiator and double glazed window with aspect front.

### Family Bathroom

7'11" x 5'10" (2.43 x 1.79)

With bath with electric shower, pedestal wash handbasin, low level WC, tile splashbacks, wood effect flooring, radiator and double glazed obscure window.



### Front Garden

The property is set back from the attractive, tree lined Church Lane behind a deep lawned fore-garden with hedgerow and a varied selection of shrubs and plants.

## Rear Garden

To the rear of the property is a generous sized, private, enclosed rear garden enjoying a warm westerly aspect. The garden enjoys shaped lawns, a varied selection of shrubs and plants and timber shed.

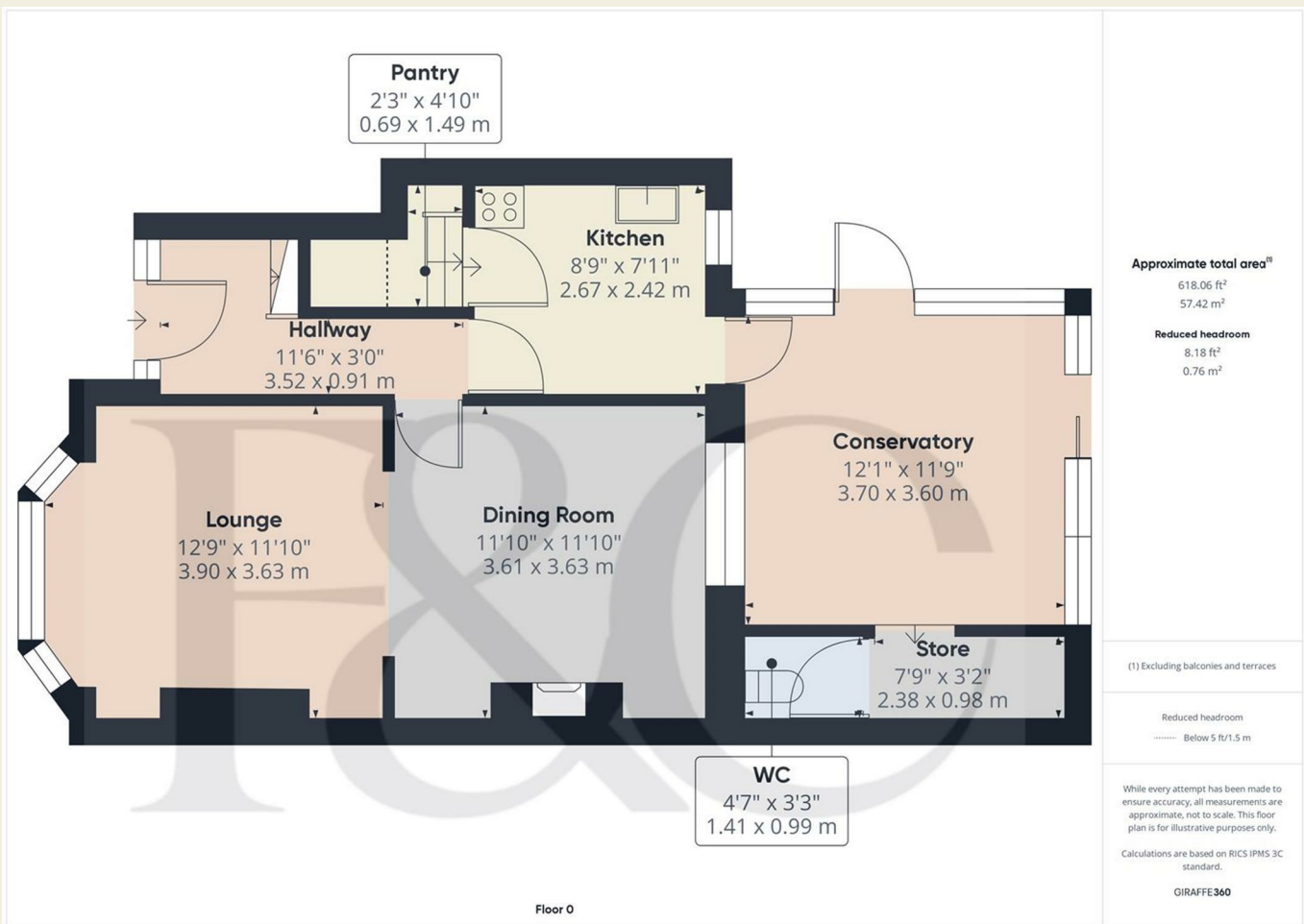


## Driveway

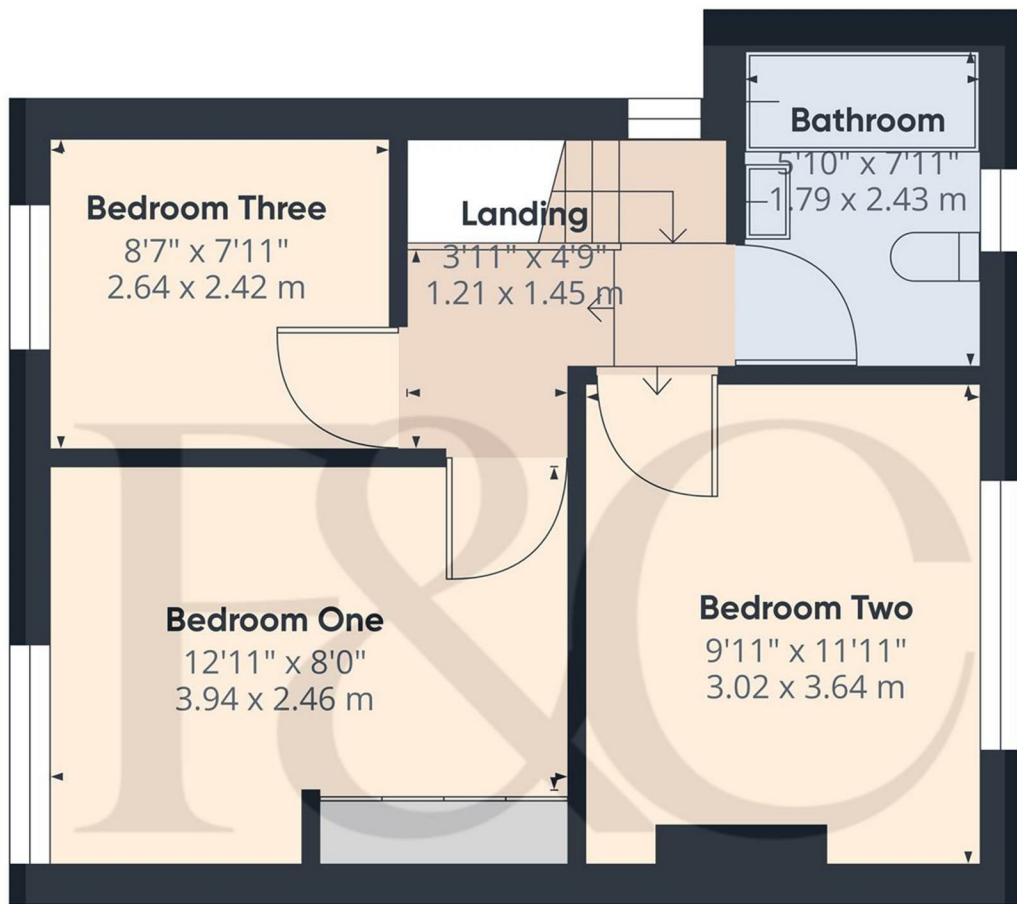
A paved driveway provides off-road parking for two cars.



## Council Tax Band D



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Approximate total area<sup>1)</sup>  
389.98 ft<sup>2</sup>  
36.23 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<div style="text-align: center;"> <span style="font-size: 2em;">86</span>  <span style="font-size: 2em;">63</span> </div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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