



## 3 Bed House - Detached

25a Windley Crescent, Darley Abbey, Derby DE22 1BZ

Price £399,950 Freehold



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**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Stylish Contemporary Detached Home
- Prime Location - Close to Beautiful Darley Park
- Ecclesbourne School Catchment Area
- Lounge
- Living Fitted Kitchen/Dining Room with Built-In Appliances
- Three Bedrooms (Study/Bedroom Three)
- Fitted En-Suite & Fitted Family Bathroom
- Private Manageable Garden
- Driveway for Two Vehicles
- Garage/Utility

CLOSE TO DARLEY PARK - This stylish contemporary detached house offers a perfect blend of modern living and comfort, making it an ideal choice for families or professionals seeking a serene environment.

The contemporary design throughout the property enhances its appeal, making it a delightful place to call home.

The house is situated close to the picturesque Darley Park, offering residents the opportunity to enjoy leisurely walks and outdoor activities in a beautiful natural setting.

With no chain involved, this property is ready for you to move in and start enjoying the benefits of modern day living.

#### 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



### Entrance Hall

5'7" x 5'5" (1.72 x 1.67)

With entrance door, inset doormat, tile flooring with underfloor heating and spotlights to ceiling.



### Cloakroom

5'1" x 4'5" (1.56 x 1.35)

With low level WC, fitted wash basin with fitted base cupboard underneath, tile flooring with underfloor heating, double glazed window, wall mounted mirror cabinet and oak veneer door with chrome fittings opening into garage/utility.



### Lounge

17'0" x 13'3" (5.19 x 4.04)

With tiled effect flooring with underfloor heating, inset spotlights, staircase with glass balustrade leading to first floor with understairs storage cupboard and two double glazed windows to front with fitted blinds.



### Kitchen/Dining Room

16'11" x 8'7" (5.17 x 2.63)

### Dining Area

With matching tiled effect flooring with underfloor heating, inset spotlights, double glazed bifolding door opening onto patio and garden and open space leading into lounge and kitchen area.



### Kitchen Area

With inset single stainless steel sink unit with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching worktops, built-in four ring Neff gas hob with stainless steel splashback with Neff stainless steel extractor hood over, built-in Neff microwave oven, built-in Neff electric fan assisted oven, integrated Neff fridge/freezer, integrated Bosch dishwasher, tile flooring with underfloor heating, inset spotlights, double glazed window with fitted blind aspect over garden and concealed worktop lights.



### First Floor Landing

9'1" x 2'9" (2.77 x 0.85)

With continuation of the attractive staircase with glass balustrade, radiator and access to roof space.



### Bedroom One

11'1" x 10'5" (3.38 x 3.19)

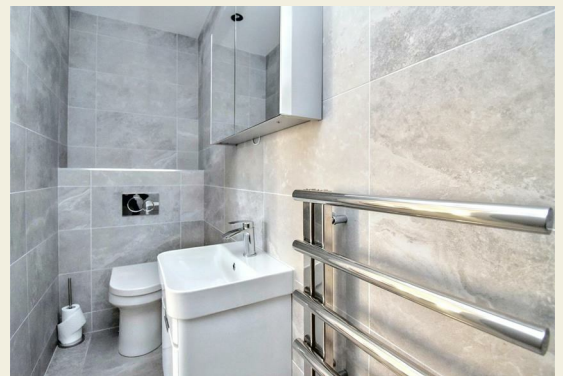
With fitted wardrobes, radiator, two double glazed windows to front with fitted blinds and internal oak veneer door with chrome fittings.



### En-Suite

10'3" x 3'2" (3.14 x 0.98)

With walk-in double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls with matching tile flooring, heated chrome towel rail/radiator, wall mounted mirror bathroom cabinet, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.



### Bedroom Two

10'11" x 8'4" (3.35 x 2.55)

With radiator, double glazed window to rear with fitted blind and internal oak veneer door with chrome fittings.

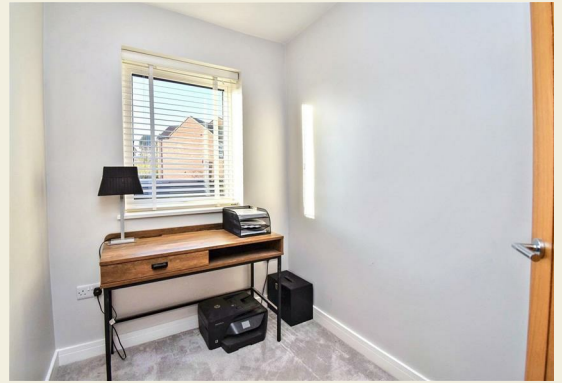




### Study/Bedroom Three

7'5" x 5'9" (2.27 x 1.76)

With storage alcove with shelving, radiator, double glazed window to front with fitted blind and internal oak veneer door with chrome fittings.



### Bathroom

5'9" x 5'5" (1.77 x 1.66)

With bath with chrome fittings including chrome shower with shower screen door, fitted wash basin with chrome fittings, low level WC, tile flooring, extractor fan, wall mounted mirror bathroom cabinet, heated chrome towel rail/radiator, double glazed window with fitted blind with aspect to rear and internal oak veneer door with chrome fittings.



### Roof Space

21'5" x 17'7" (6.53 x 5.37)

Accessed via a loft ladder, boards for storage and light.

### Garden

To the rear of the property is a low maintenance, private, enclosed rear garden. The garden enjoys front and rear patio areas providing pleasant sitting out spaces and artificial shaped lawn.



### Driveway

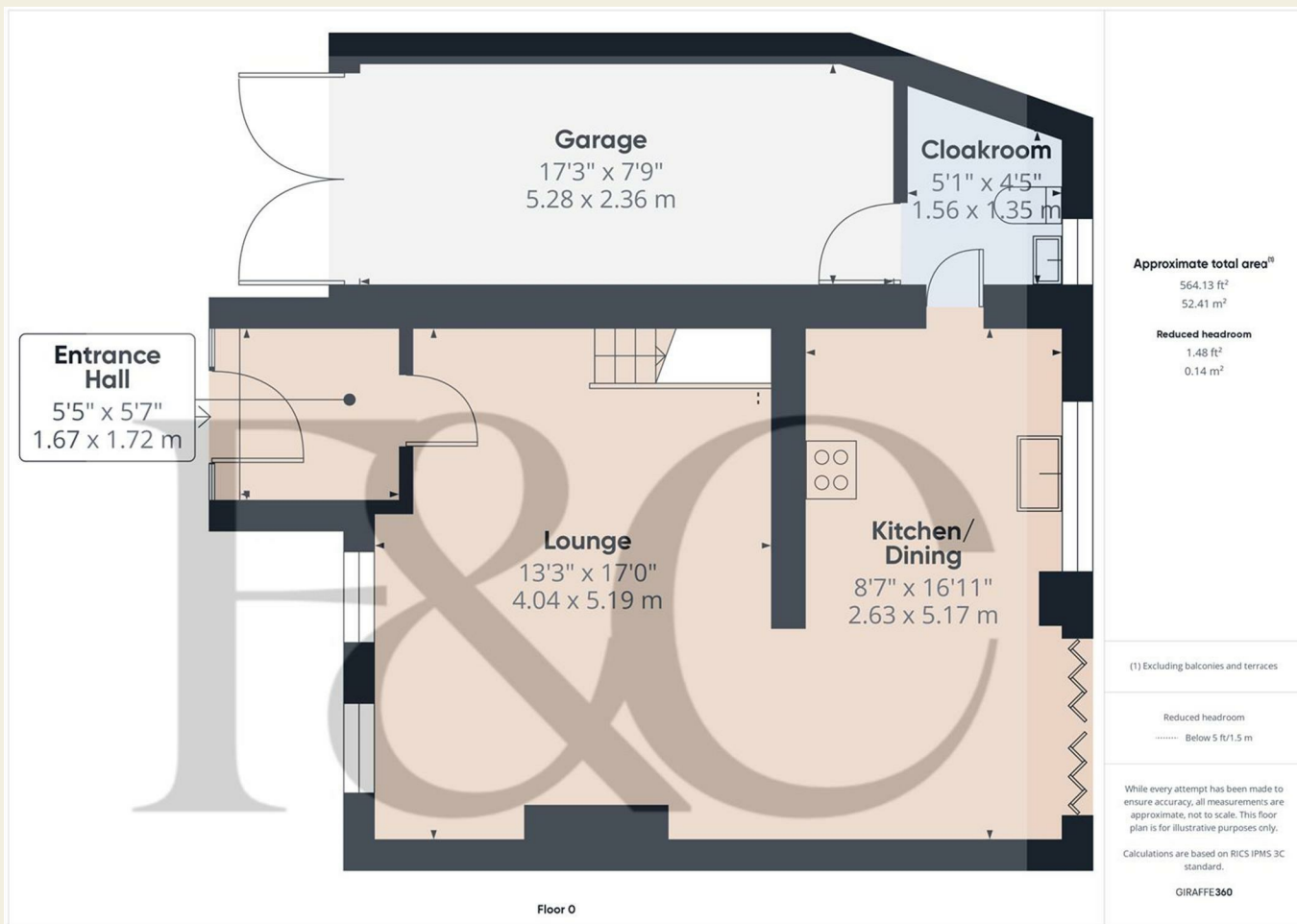
A double width tarmac driveway with block paved edge provides car standing spaces for two vehicles.

### Garage/Utility

17'3" x 7'8" (5.28 x 2.36)

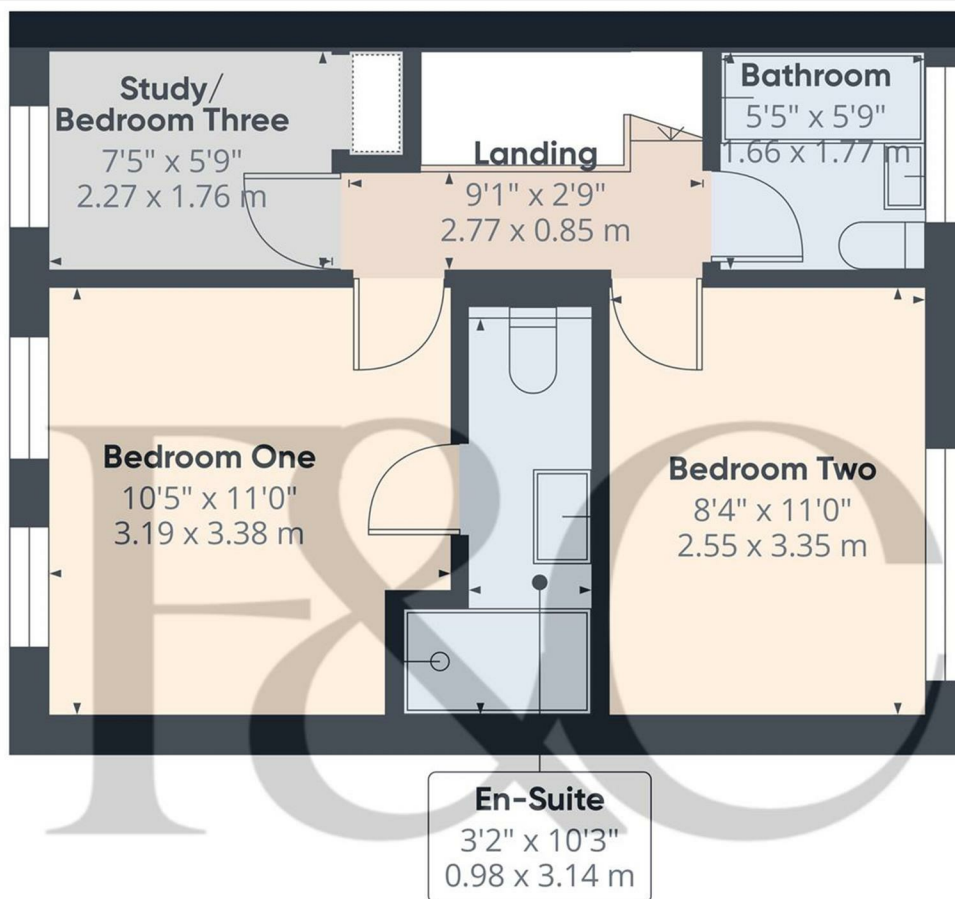
With plumbing for automatic washing machine, Vaillant boiler, shelving, power, lighting and double opening front doors.

### Council Tax Band D



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Floor 1

Approximate total area<sup>(1)</sup>  
343.69 ft<sup>2</sup>  
31.93 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.

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Floor 2

Approximate total area <sup>(1)</sup>
368.45 ft <sup>2</sup> 34.23 m <sup>2</sup>
Reduced headroom
232.79 ft <sup>2</sup> 21.63 m <sup>2</sup>

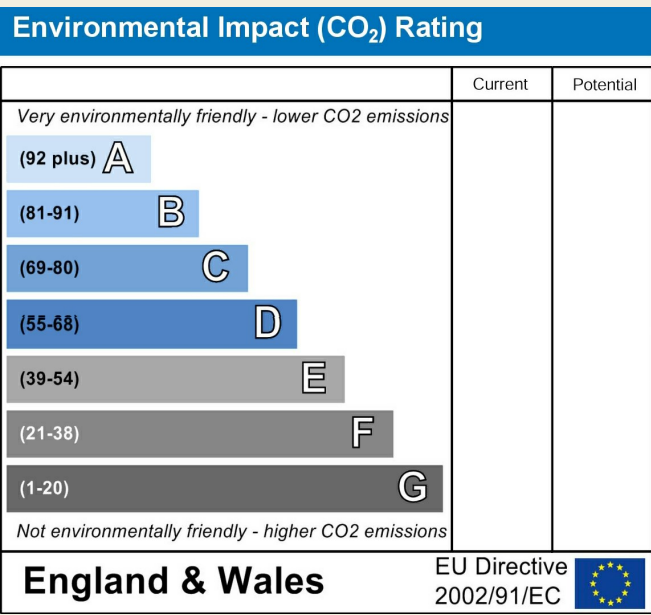
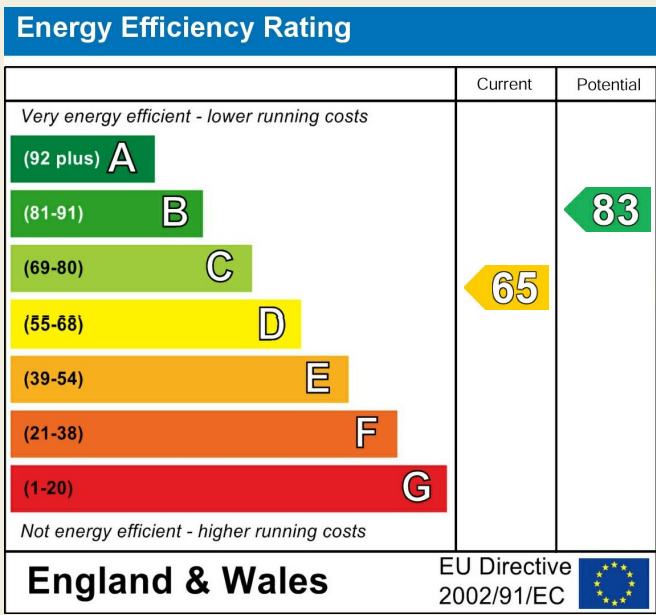
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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