



## 4 Bed House - Detached

19 Windley Crescent, Darley Abbey, Derby DE22 1BZ  
Offers Around £625,000 Freehold



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- Ideal Family Detached Home
- Ecclesbourne School Catchment Area
- Prime Position in Darley Abbey – Close To Darley Park
- Lounge & Sitting Room
- Kitchen, Dining Room & Utility/Cloakroom
- Four Double Bedrooms & Two Bathrooms
- Large Gardens
- Block Paved Driveway
- Detached Garage
- Potential Loft Conversion ( Subject to Planning Permission)

ECCLESBOURNE SCHOOL CATCHMENT AREA – This detached house on Windley Crescent offers an ideal family home with ample space and comfort. Spanning an impressive 1,832 square feet, the property boasts three reception rooms, perfect for both entertaining guests and enjoying family time.

The residence features four spacious bedrooms with two bathrooms, providing plenty of room for family members or guests.

The large gardens surrounding the home offer a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air in a tranquil setting.

Situated in a prime position, this home is just a stone's throw away from the picturesque Darley Park, where you can enjoy leisurely walks, picnics, and various outdoor activities. The combination of a peaceful neighbourhood and proximity to local amenities makes this property an exceptional choice for families seeking a harmonious lifestyle.

#### The Location

Darley Abbey village is situated approximately 1 mile north from Derby City centre and offers a general store, historic church, Rugby club, 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. Other schools include Walter Evans and St Marys Primary Schools and St Benedicts Secondary School. 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

10'7" x 6'5" (3.23 x 1.98)

With deep skirting boards and architraves, high ceiling, principle beam to ceiling, tile flooring, radiator, double glazed leaded window with stained glass, staircase leading to first floor, understairs storage cupboard and half glazed entrance door with stained glass and leaded finish.

### Lounge

14'4" x 13'0" (4.39 x 3.97)

With fireplace with log burning stove and raised slate hearth, deep skirting boards and architraves, high ceiling, decorative beams to ceiling, wood flooring, radiator, two double glazed windows either side of chimney breast, double glazed bay window with leaded finish to front and half glazed internal door.



### Sitting Room

14'2" x 13'0" (4.32 x 3.97)

With fireplace incorporating gas burning stove with raised stone hearth, deep skirting boards and architraves, high ceiling, decorative beams to ceiling, coving to ceiling, exposed wood flooring, radiator, bay window incorporating double glazed door opening onto patio and rear garden.



### Dining Room

13'11" x 8'0" (4.25 x 2.44)

With tile flooring, radiator, panelling to walls, high ceiling, decorative beams to ceiling, double glazed window overlooking rear garden and open archway leading into kitchen.



### Kitchen

16'3" x 11'10" (4.96 x 3.63)

With a Belfast style sink, a range of handcrafted pine base cupboards with granite work tops, tile flooring, Stoves cooker with extractor hood over, plumbing for dishwasher, radiator and double glazed window to front with leaded finish.



### Utility Room

12'2" x 5'10" (3.71 x 1.79)

With single stainless steel sink unit with hot and cold taps, wall and base cupboards, plumbing for automatic washing machine, double glazed window and double glazed door giving access to garden.

### Cloakroom

6'2" x 5'6" (1.88 x 1.68)

With low level WC, pedestal wash handbasin, deep skirting boards and architraves, high ceiling and internal panelled door.

### First Floor Landing

14'4" x 7'2" (4.38 x 2.19)

### Bedroom One

11'10" x 11'8" (3.62 x 3.56)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window with leaded finished to front and internal panelled door.



### En-Suite Bathroom

9'3" x 7'5" (2.84 x 2.27)

With bath with shower over, fitted wash basin, low level WC, tile flooring, heated towel rail/radiator, storage cupboard, spotlights to ceiling, double glazed leaded window and internal panelled door.



### Bedroom Two

12'0" x 11'10" (3.66 x 3.63)

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed window to front with leaded finish, corner double glazed window with leaded finish to front and internal panelled door.



### Bedroom Three

13'4" x 12'0" (4.07 x 3.67)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear and internal panelled door.



### Bedroom Four

12'4" x 11'11" (3.78 x 3.64)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear and internal panelled door.

### Family Bathroom

8'0" x 6'7" (2.44 x 2.01)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, high ceiling, spotlights to ceiling, heated towel rail/radiator, built-in cupboard housing the hot water cylinder, double glazed window and internal panelled door.



### Garden

To the rear of the property and being of a major asset and sale to this this particular property is it's large garden laid to lawn with a varied selection of shrubs, plants and trees, greenhouse, summer house and timber shed.



### Driveway

A block paved driveway provides car standing spaces for three vehicles.

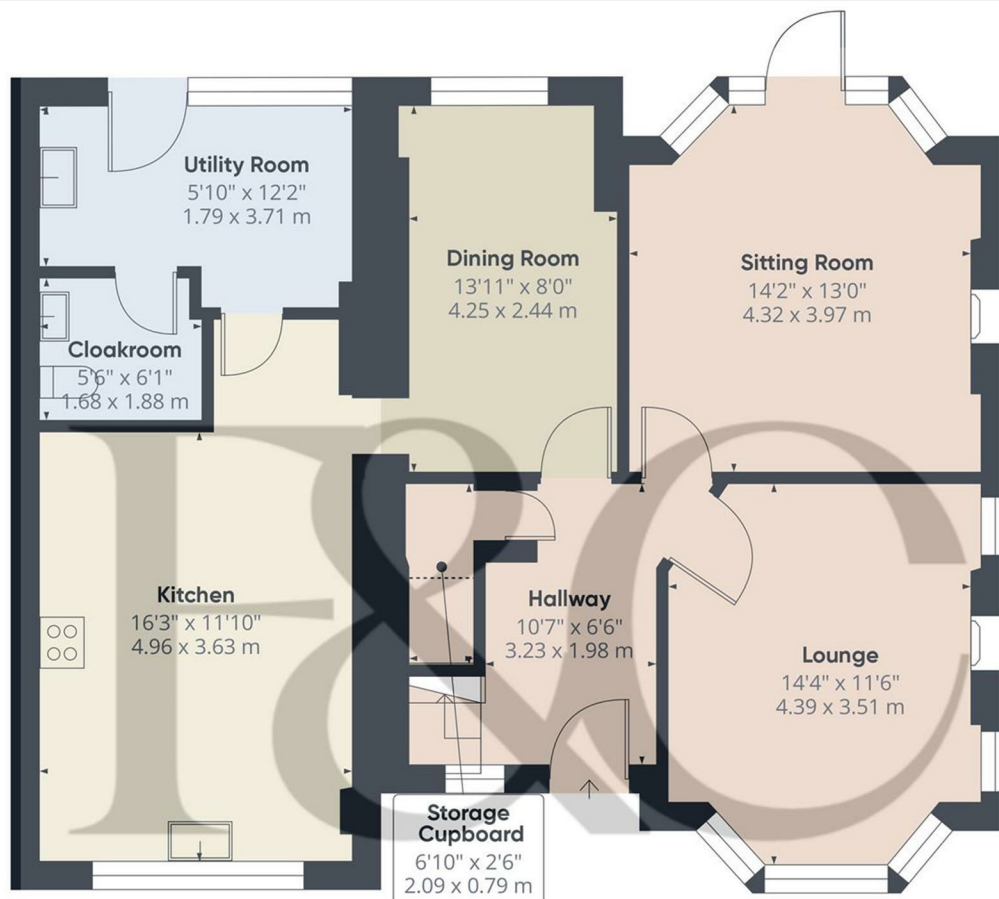
### Garage

20'5" x 9'11" (6.23 x 3.04)

With concrete floor, power and lighting, double glazed window to rear, side personnel door and up and over front door.

### Council Tax - F

Derby City



Floor 0 Building 1

**Approximate total area<sup>1</sup>**

880.59 ft<sup>2</sup>  
81.81 m<sup>2</sup>

**Reduced headroom**

7.81 ft<sup>2</sup>  
0.73 m<sup>2</sup>

(1) Excluding balconies and terraces

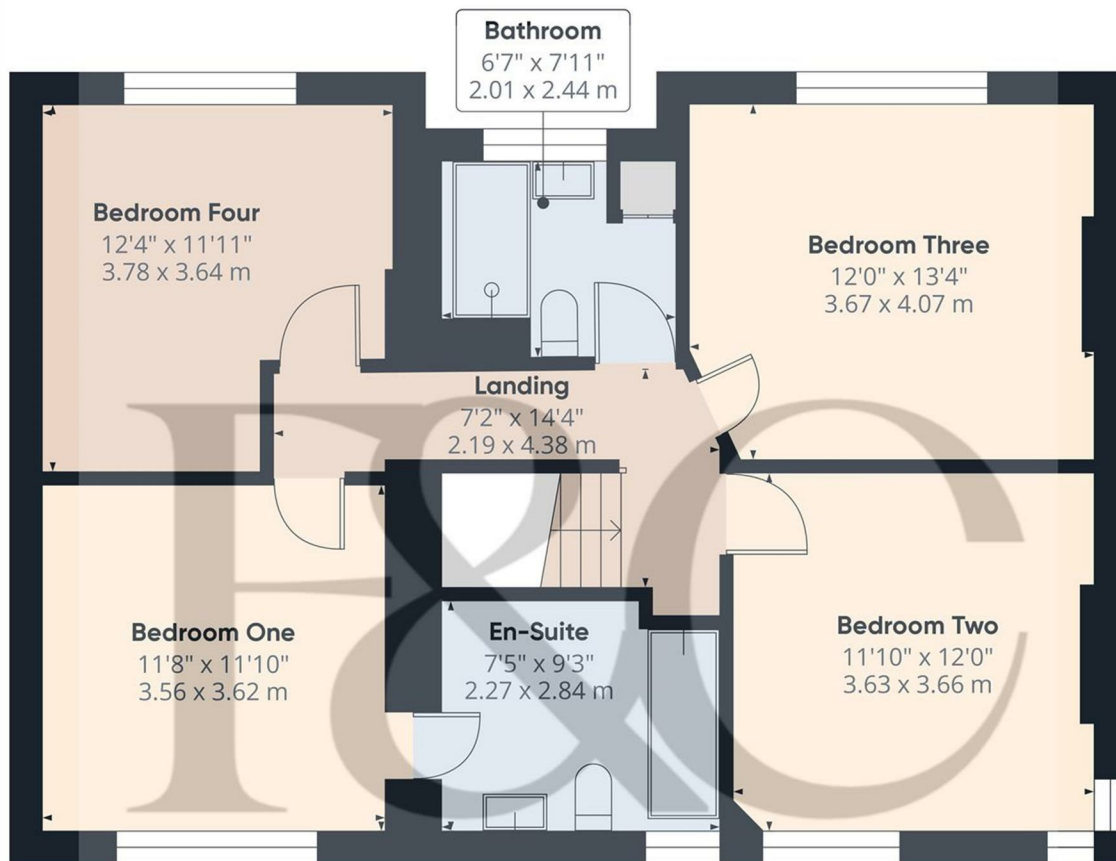
**Reduced headroom**

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**  
744.96 ft<sup>2</sup>  
69.21 m<sup>2</sup>

(1) Excluding balconies and terraces

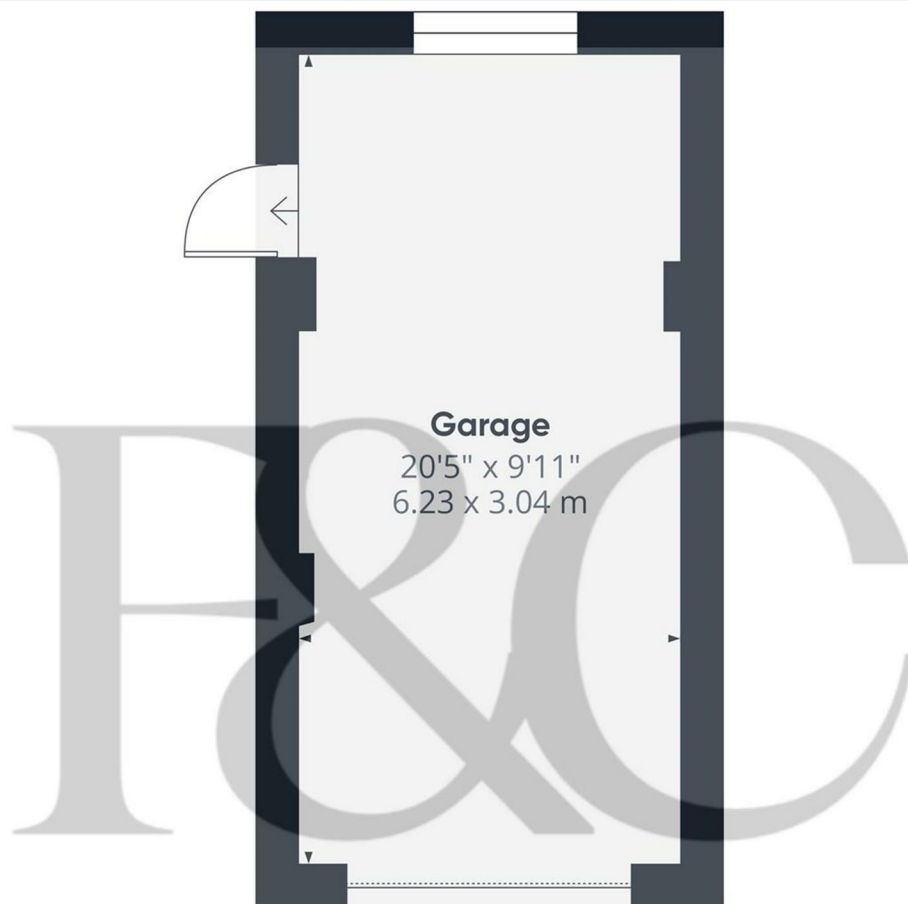
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Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

206.67 ft<sup>2</sup>  
19.2 m<sup>2</sup>


(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</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 energy efficient - higher running costs</i>		
	71	80
<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>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 