



3 Bed House - Detached

1 North Avenue, Darley Abbey, Derby DE22 1EZ
Offers Around £499,950 Freehold



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**Fletcher
& Company**

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- Classic Bay Fronted Traditional Detached Home
- Ecclesbourne School Catchment Area
- Lounge & Dining Room/Study
- Breakfast Kitchen & Utility/Cloakroom
- Three Double Bedrooms & Two Bathrooms
- Pleasant Mature Front & Rear Gardens - Garden Shed
- Large Block Paved Driveway & Detached Garage with Electric Door
- Potential To Extend/Loft Conversion - Subject to Planning Permission
- Easy Access to Darley Park & Allestree Park
- Beautifully Presented - Character Features - No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - This classic bay fronted traditional detached home offers a delightful blend of comfort and potential.

The property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. With three well-proportioned bedrooms and two bathrooms, this residence is ideal for families seeking both space and convenience. The property also has ample parking space and leads to a large detached garage with electric door.

The home is set in a convenient cul-de-sac location, providing easy access to the picturesque Darley Park and Allestree Park, making it a perfect retreat for nature lovers and those who enjoy outdoor activities. Additionally, the vibrant city centre is just a short distance away, ensuring that all essential amenities and services are within reach.

Furthermore, the potential to extend/loft conversion the property offers exciting possibilities for those looking to personalise their home to suit their needs.

Pleasant mature front and rear gardens, with the rear mainly laid to lawn with an easily maintained and varied selection of shrubs.

With no chain involved, this property is ready for you to move in and make it your own.

The Location

Darley Abbey Village is situated approximately 1 mile north from Derby City centre and offers a historic church, two public houses, two cafes 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

Entrance Hall

15'3" x 3'4" (4.67 x 1.04)

With half glazed entrance door with stained glass and leaded finish, deep skirting boards and architraves, high ceiling, dado rail, radiator, staircase leading to first floor with attractive balustrade, under-stairs storage cupboard, double glazed window with leaded finish and stained glass, panelling to staircase and wall lights.

Built-In Cupboard

2'11" x 2'8" (0.89 x 0.83)

Providing storage and housing the boiler with stained glass window with leaded finish.

Cloakroom

4'11" x 2'8" (1.50 x 0.82)

With low level WC, fitted washbasin, tiled splash-back, tiled effect flooring, wall light, mirror, double glazed window with stained glass and leaded finish and internal stripped panelled door.

Lounge

23'8" x 13'3" (7.22 x 4.05)

With chimney breast incorporating feature fireplace and surrounds with electric fire and raised hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, dado rail, two matching hexagon shaped double glazed windows with stained glass and wood surrounds either side of chimney breast, two radiators, large double glazed bay window with leaded finish with aspect to front, double glazed sliding doors opening onto private garden and internal stripped panelled door.



Dining Room/Study

18'10" x 9'1" (5.75 x 2.79)

With deep skirting boards and architraves, high ceiling, coving to ceiling, display alcoves, dado rail, radiator, two double glazed windows both having leaded finish and internal stripped panelled door.



Breakfast Kitchen

15'5" x 7'9" (4.71 x 2.37)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in electric fan assisted oven, built-in combination microwave oven, concealed extractor hood, tiled flooring, radiator, high ceiling, spotlights to ceiling, two double glazed windows both having leaded finish, integral door giving access to utility room, double glazed door giving access to garden and stripped internal panelled door.



Utility Room

7'1" x 5'10" (2.17 x 1.80)

With plumbing for automatic washing machine, vent for tumble dryer, wall cupboard, space for fridge/freezer, high ceiling, wood effect flooring, radiator, double glazed window with leaded finish and internal glazed door.

First Floor

Landing

With deep skirting boards and architraves, high ceiling, dado rail, continuation of the attractive balustrade, double glazed window to front with stained glass and leaded finish and access to roof space.

Bedroom One

15'0" x 10'0" (4.59 x 3.06)

With two sets of built-in wardrobes with sliding doors providing good storage, deep skirting boards and architraves, high ceiling, radiator, two double glazed windows both having leaded finish and internal stripped panelled door.



En-Suite

9'1" x 3'10" (2.79 x 1.19)

With double shower cubicle with electric shower, pedestal wash handbasin, low level WC, fully tiled walls, tiled flooring, high ceiling, spotlights to ceiling, extractor fan, mirror, heated chrome towel rail/radiator, double glazed obscure window and internal door with chrome fittings.



Bedroom Two

13'4" x 9'9" (4.08 x 2.99)

With double wardrobe and matching cupboard, deep skirting boards and architraves, high ceiling, radiator, large double glazed matching bay window to front with leaded finish and internal stripped panelled door.



Bedroom Three

13'3" x 9'8" (4.06 x 2.96)

With two double wardrobes providing storage, deep skirting boards and architraves, high ceiling, radiator, double glazed window having leaded finish and internal stripped panelled door.



Family Bathroom

7'10" x 7'8" (2.39 x 2.36)

With bath, fitted washbasin with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome shower, tiled splash-backs, tiled flooring, high ceiling, spotlights to ceiling, extractor fan, radiator, heated chrome towel rail/radiator, double glazed obscure window with leaded finish and internal stripped panelled door.



Roof Space

Accessed via a loft ladder with boards for storage and light, offering potential for a loft conversion (subject to planning permission).

Front Garden

The property is set back from the pavement edge behind a well stocked fore-garden with a varied selection of shrubs, plants, gravelled pathways and Indian stone pathways.

Rear Garden

To the rear of the property is a private (non-overlooked) garden laid to lawn with a varied selection of shrubs, plants and Indian stone paved patio. Additional patio area, timber shed and garden timber pergola. Outside lights and cold water tap.



Driveway

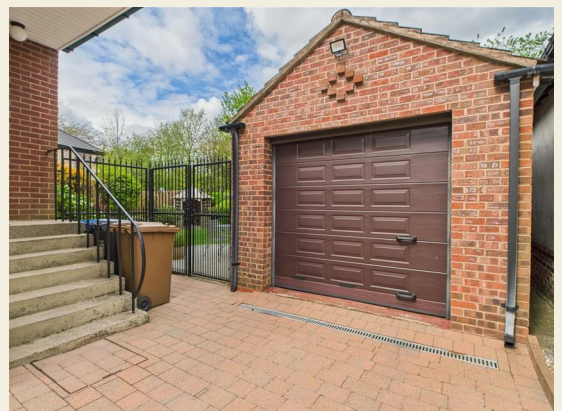
A block paved driveway provides car standing spaces for approximately three vehicles.



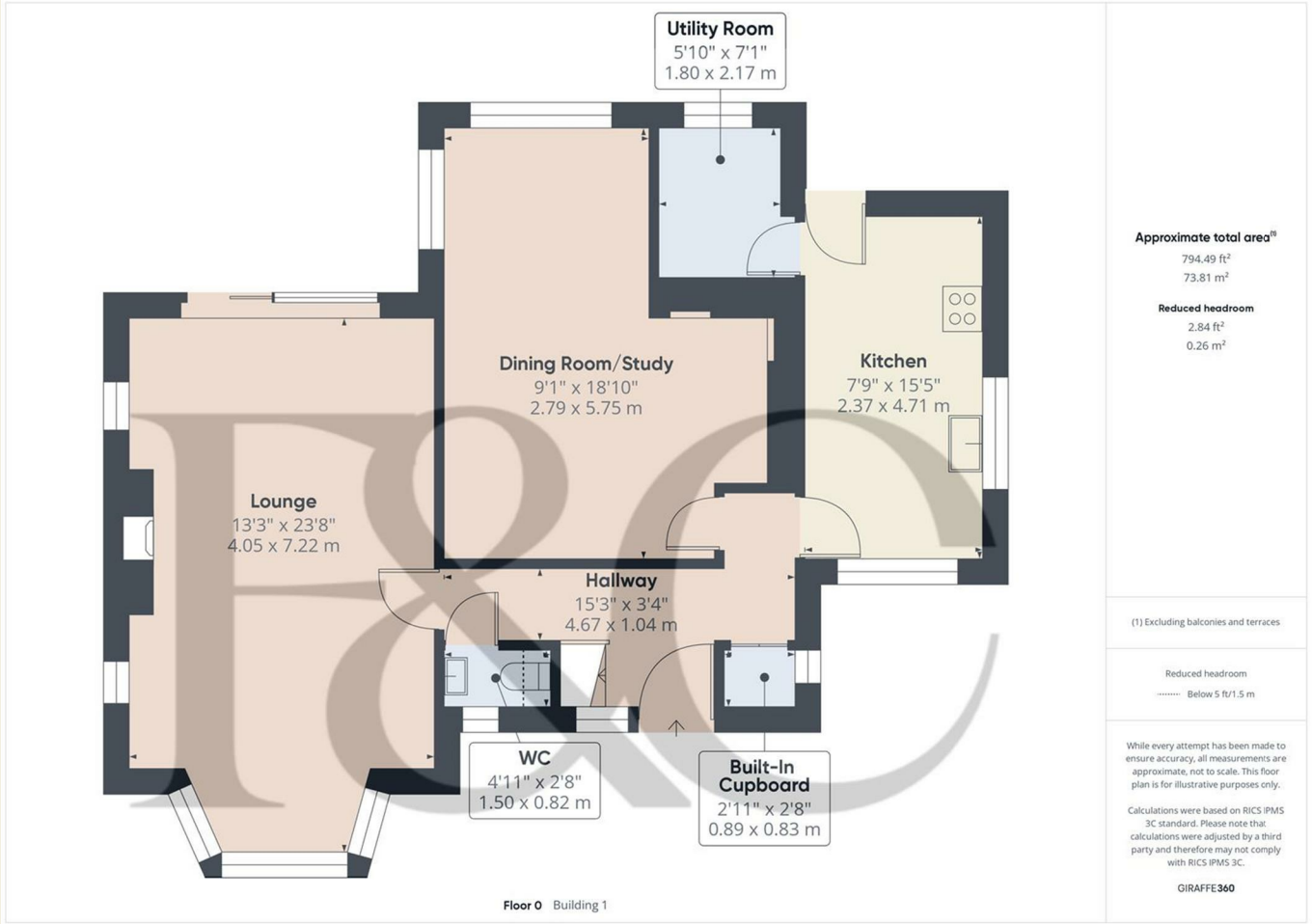
Large Garage

21'10" x 10'10" (6.67 x 3.32)

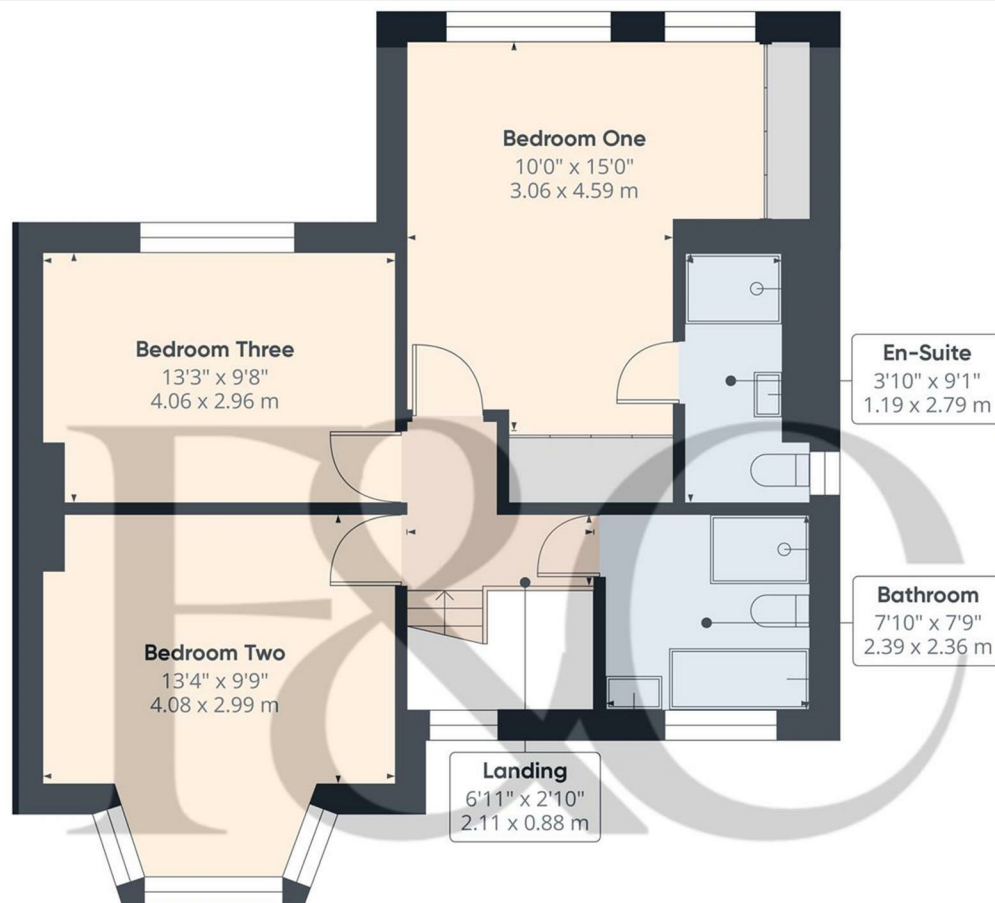
Constructed of brick with a tiled roof, work bench, power and lighting, double glazed side window, double glazed side access door and electric front door.



Council Tax Band - E
Derby City



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Floor 1 Building 1

Approximate total area⁽¹⁾

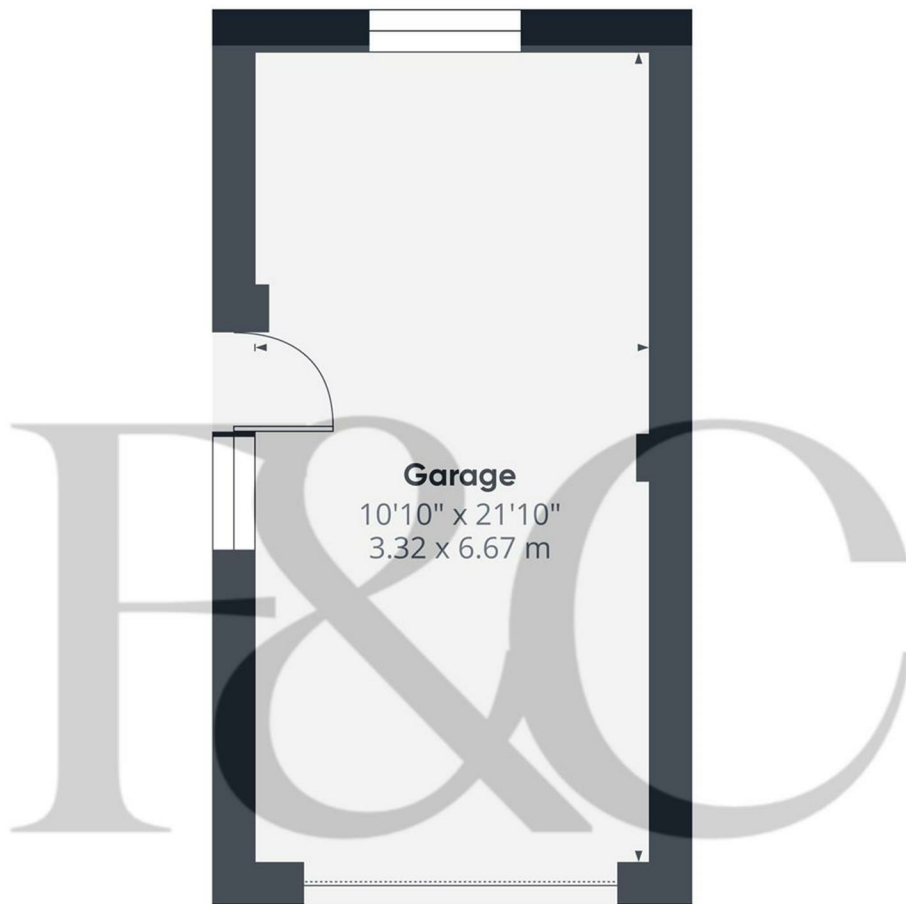
622.48 ft²
57.83 m²

(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.

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 0 Building 2

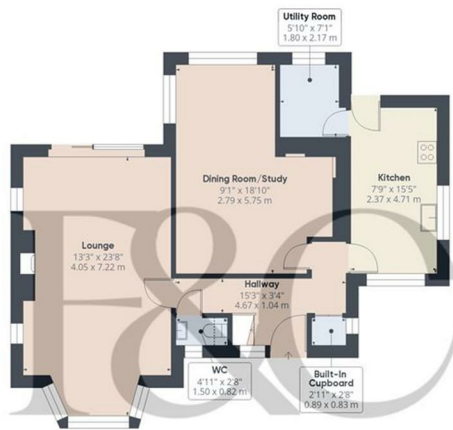
Approximate total area⁽¹⁾
237.02 ft²
22.02 m²

(1) Excluding balconies and terraces

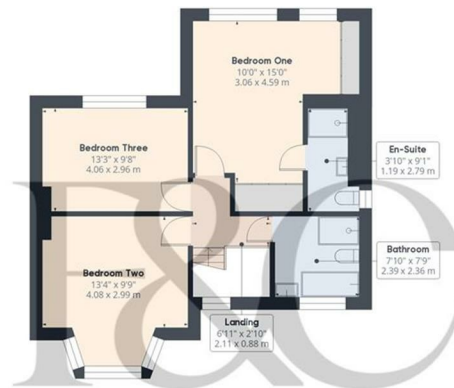
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1653.99 ft²

153.66 m²

Reduced headroom

2.84 ft¹

0.26 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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