



## 2 Bed Cottage

5 The Square, Darley Abbey, Derby DE22 1DY  
Offers Around £269,950 Freehold



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**Fletcher  
& Company**

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- Beautifully Presented Grade II Listed Cottage
- Professionally Renovated & Improved Throughout
- Overlooking Open Green - The Square
- Located in the Heart of Darley Abbey Village - Short Walk to Popular Darley Abbey Mills
- Lounge/Dining Room with Log Burner
- Fitted Kitchen with Built-In Appliances
- Two Double Bedrooms & Fitted Four Piece Bathroom
- Small Courtyard Pation Garden
- Located Close to Darley Park
- Fitted Carpet - No Chain Involved - Ecclesbourne School Catchment Area

Nestled in the charming area of The Square - This beautifully presented Grade II listed cottage offers a delightful blend of character and modern living.

The cottage has been professionally renovated, ensuring that it meets the highest standards while retaining its historic charm. The views over the attractive open green enhance the sense of tranquillity, making it an ideal retreat from the hustle and bustle of everyday life.

The property is offered with no chain involved, making it an attractive option for those looking to move in without delay.

The property is also within walking distance of the vibrant Derwent Valley Mills including a fine dining restaurant and popular wine bars. A further point of note is that Darley Abbey Village is located in one of the few World Heritage Sites.

#### 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. A further point of note is that Darley Abbey Village is located in one of the few World Heritage Sites.

#### Accommodation

##### Ground Floor



### Lounge/Dining Room

16'11" x 12'11" (5.16 x 3.96)

With chimney breast incorporating log burning stove with raised slate hearth, fitted carpet, inset door mat, half glazed entrance door, decorative beams to ceiling, corner cupboard, fitted wall lights, understairs storage cupboard, multi-pane window, views over open green to front, column style radiator, staircase leading to first floor and internal oak door.



### Kitchen

9'0" x 8'3" (2.76 x 2.54)

With Belfast style sink with mixer tap, wall and base fitted units with attractive matching worktops, built-in hob with concealed extractor hood, built-in electric fan assisted oven, integrated fridge, integrated washing machine, column style radiator, herringbone style flooring, spotlights to ceiling, half glazed door giving access to rear yard with matching side multi-paned windows and wine rack.



### First Floor Landing

6'1" x 3'3" (1.86 x 1.00)

With fitted carpet, decorative beams to ceiling, wall light, multi-paned window to rear and staircase leading to second floor.

### Double Bedroom Two

13'1" x 8'8" (4.01 x 2.66)

With decorative beams to ceiling, fitted wall lights, column style radiator, fitted carpet, multi-paned window, views towards open green to front and internal oak door.



## Bathroom

7'11" x 6'8" (2.43 x 2.05)

With bath with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome fittings including shower, tile flooring, heated towel rail/radiator, wall mounted illuminated mirror, fitted wall light, extractor fan, decorative beams to ceiling, multi-paned window to rear with tiled sill and oak internal door.



## Second Floor Landing

6'1" x 3'5" (1.87 x 1.06)

With ceiling light, attractive balustrade, fitted carpet and oak door leading to double bedroom one.

### Double Bedroom One

17'1" x 13'2" (5.22 x 4.03)

With featured vaulted ceilings, two decorative beams, fitted carpet, two column style radiators, wall mounted boiler, multi-paned window to rear, multi-paned window to front, views towards open green and internal oak door.



### Patio Yard

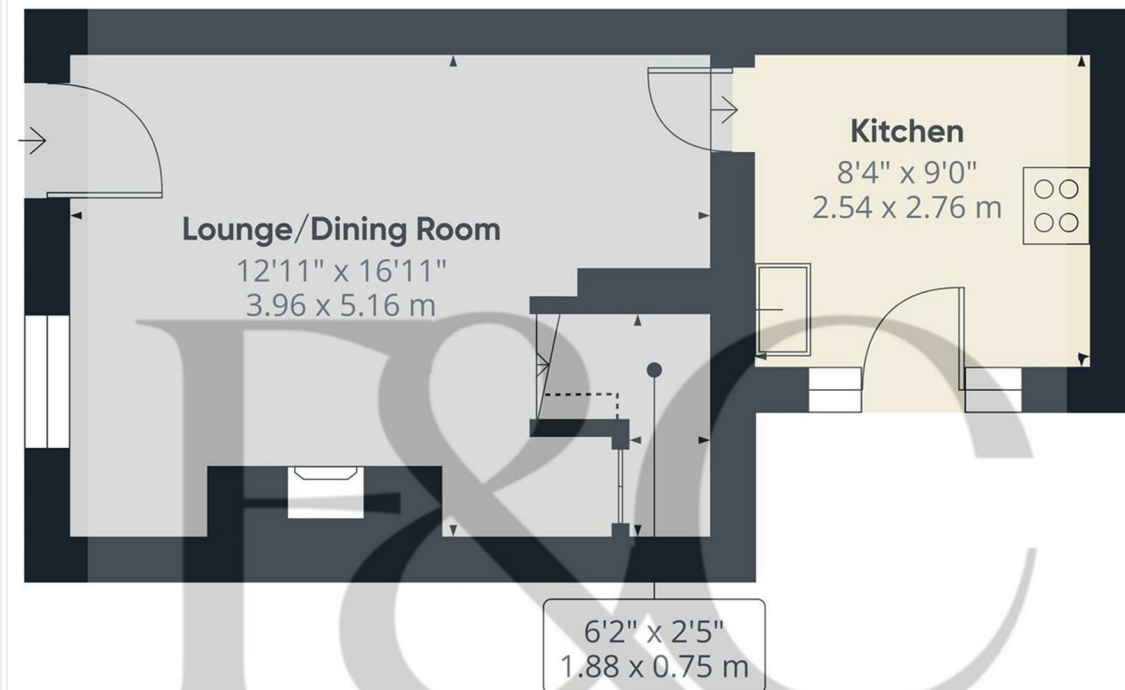
Immediately from the kitchen door is a small brick, paved patio yard.



### Council Tax Band - C

Derby City





Floor 0

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

287 ft<sup>2</sup>  
26.6 m<sup>2</sup>

**Reduced headroom**

20 ft<sup>2</sup>  
1.8 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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