



2 Bed Bungalow - Detached

8 Darley Abbey Drive, Darley Abbey, Derby DE22 1EE

Offers Around £239,500 Freehold



2



1



1



D

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Detached Bungalow
- Located in the Heart of Darley Abbey Village - Close to Darley Park
- Views of Charming St Matthew's Church
- Gas Central Heating & Double Glazing
- Lounge/Dining Room & Kitchen
- Two Double Bedrooms & Bathroom/Shower Room
- Attractive Private Gardens
- Driveway Providing Car Standing Spaces
- Brick Detached Garage/Workshop
- No Chain Involved - Ecclesbourne School Catchment Area

Nestled in Darley Abbey Village, this highly appealing detached bungalow offers a delightful blend of comfort and charm. The property features two double bedrooms, a spacious lounge/dining room, kitchen and a modern bathroom/shower room.

The bungalow is set within attractive private gardens. The well-maintained grounds are complemented by a driveway and garage/workshop.

Situated in the heart of Darley Abbey, residents can enjoy the nearby Darley Park, a beautiful green space perfect for leisurely strolls or picnics. Additionally, the bungalow boasts lovely views of the charming St Matthew's Church, adding to the overall appeal of the setting.

The bungalow is offered for sale with 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 includes a fine dining restaurant, popular wine bars and several businesses. 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

Hallway

12'7" x 3'7" (3.84 x 1.11)

With radiator, built-in cupboard housing the Worcester boiler, built-in broom cupboard, additional built-in storage cupboard, access to roof space (via fitted loft ladder) and double glazed window with fitted blind.

Lounge/Dining Room

14'9" x 9'11" (4.51 x 3.03)

With fireplace with inset living flame gas fire, radiator, coving to ceiling, double glazed window with fitted blind with aspect to rear, large double glazed window with fitted blind with aspect to front and half glazed internal door.



Kitchen

10'3" x 7'4" (3.14 x 2.24)

With single sink unit with hot and cold tap, wall and base units, worktops, built-in electric hob, built-in electric oven, plumbing for automatic washing machine, radiator, double glazed window with fitted blind, half glazed internal door and UPVC double glazed side access door.



Double Bedroom One

10'0" x 12'1" (3.05m x 3.70m)

With radiator, built-in cupboard alcove, double glazed window to side with fitted blinds, view towards charming St Matthew's church, double glazed sliding patio door opening onto private rear garden and internal door. This room is currently used as a sitting/ garden room.



Double Bedroom Two

9'5" x 11'2" (2.89 x 3.41)

With radiator, double glazed window overlooking private rear garden and internal door.



Bathroom/Shower Room

6'4" x 5'5" (1.95 x 1.66)

With double shower cubicle with electric shower, fitted wash basin and fitted base cupboard underneath, low level WC, fully tiled walls, tile effect vinyl flooring, heated chrome towel rail/radiator, fluorescent light, fluorescent light with shaver point, double glazed obscure window and internal door.



Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with a varied selection of plants complemented by gravel beds and stone walling.

Rear Garden

To the rear of the property is a private (non-overlooked) rear garden and has been designed for low maintenance with attractive, well-stocked flower beds complemented by stone walling and paved patio/terrace area providing a pleasant sitting out and entertaining space. Two timber sheds. Outside power and lighting.



Driveway

To the side of the property is a driveway leading to a detached garage/workshop and provides car standing spaces for two vehicles.

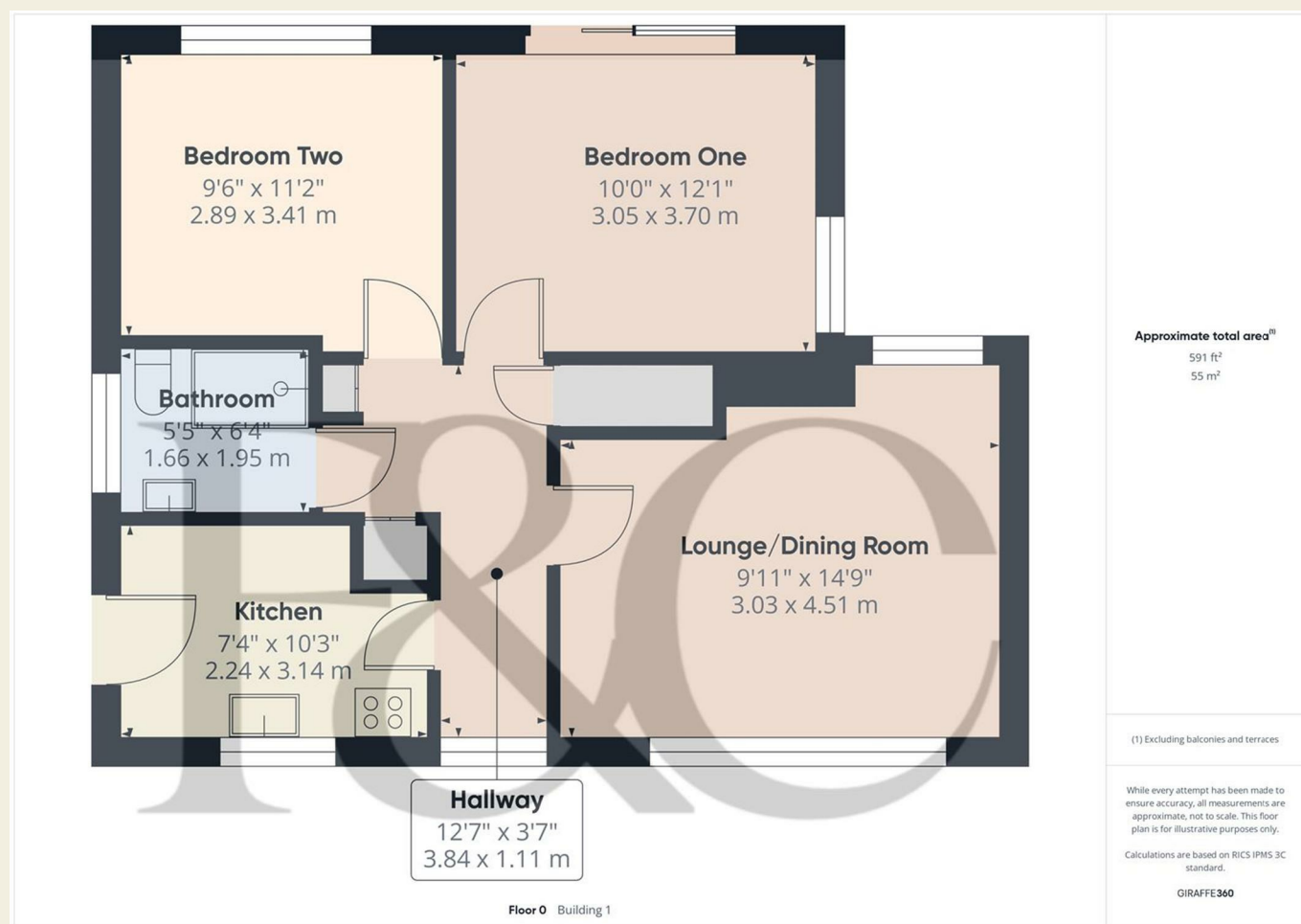
Garage/Workshop

20'0" x 9'5" (6.11 x 2.88)

With power and lighting, double glazed side window and up and over metal front door.



Council Tax Band C



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 0 Building 2


Approximate total area^m
189 ft²
17.6 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	66	
(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 