

# Fletcher & Company

13 New Road, Darley Abbey, Derby, DE22 1DR

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Offers Around £275,000

Freehold

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- Three Storey Character Cottage
- Located in the Heart of Darley Abbey Village
- Beautifully Presented
- Wealth of Character & Charm
- Entrance Hallway & Utility Cupboard
- Well Appointed Dining Kitchen & Stylish Lounge
- Three Bedrooms & Bathroom
- Small Forecourt Paved Terraced Garden
- On Street Parking
- Close to the beautiful Darley Park





## Summary

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ECCLESBOURNE SCHOOL CATCHMENT AREA - A superb opportunity to acquire this beautifully presented three bedroom cottage of charm and character located in the heart of Darley Abbey Village and just a moments walk away from the beautiful Darley Park.

The property comprises: entrance hallway, lounge, dining kitchen and utility cupboard. The first floor landing leads to bedroom two, bedroom three and bathroom with white three piece suite and to the second floor this is a spacious principal bedroom.

The property stands back from the road in an elevated and prominent position offering accommodation over three floor with character features.

To the front of the property there is a small paved garden with attractive stone wall and on-street car parking.

# F&C



### **The Location**

Darley Abbey Village is situated approximately 1 mile north from Derby City centre and offers an historic church, public house (The Broadway) and a regular bus service operates along Duffield Road (A6).

The beautiful Darley Park which borders Darley Abbey village offers a café, fine dining at the restaurant, Darleys, 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 Hallway**

8'2" x 3'8" (2.51 x 1.12)

Entrance through double glazed entrance door with inset glazed window into the hallway. Fitted with attractive patterned ceramic tiled flooring and fitted shelving, latched door giving access to the utility room and doorway leading to the dining kitchen.

##### **Utility**

3'8" x 3'4" (1.12 x 1.04)

Having tiled flooring, power, light, and plumbing for automatic washing machine.

##### **Well Appointed Dining Kitchen**

15'0" x 9'0" (4.58 x 2.75)

Fitted with a range of wall, base and drawer units with work surface over, stainless steel sink unit with swan neck style mixer tap, built in electric fan assisted oven, built in Zanussi four ring stainless steel gas hob with extractor hood over, display cabinet with wine rack, low level appliance space and plumbing for a slimline dishwasher and panelled glass window to the front elevation.



### **Lounge**

14'9" x 11'8" (4.51 x 3.56)

Having a feature fireplace with inset electric fire, fitted base cupboard, beams to ceiling, oak effect laminate flooring, TV point, central heating radiator, two feature glass panelled windows to the front elevation. There is also a useful understairs storage cupboard and staircase leading to the first floor landing.



### **First Floor**

#### **Landing**

Having further staircase leading through to the second floor landing.

#### **Bedroom Two**

10'2" x 8'10" (3.12 x 2.70)

Having built in double storage cupboard which houses the wall mounted Ideal combination boiler, central heating radiator, beams to ceiling and sash style glass panelled window to the front elevation.



#### **Bedroom Three**

8'11" x 7'1" (2.74 x 2.17)

Having central heating radiator and sash style glass panelled window to the front elevation.

#### **Bathroom**

7'6" x 5'6" (2.30 x 1.69)

Fitted with a white three piece suite comprising; bath with chrome shower over and glazed screen door, wash hand basin with storage cupboard beneath, low level WC, wall mounted mirrored cabinet, fully tiled walls and floor, extractor fan, modern chrome ladder style heated towel rail and upvc double glazed window to the side elevation.



### **Second Floor**

### Principal Bedroom

12'0" x 10'2" (3.68 x 3.11)

Having two built in wardrobes, central heating radiator, oak effect flooring, telephone point and sash style glass panelled window to the front elevation. There is also access to the roof space.



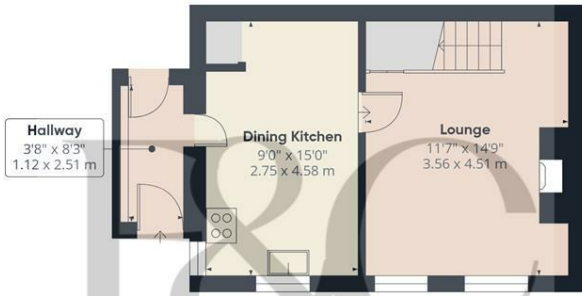
### Outside

The property stands on an elevated and prominent position, set back from the road behind an attractive stone wall and also has a small paved garden and pathway leading to the front door.

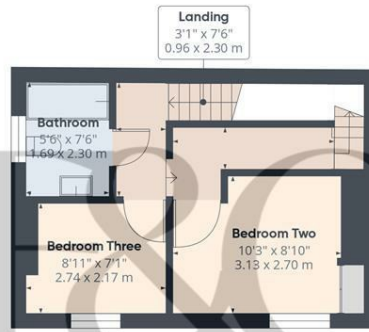


Council Tax Band C





Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
739 ft<sup>2</sup>  
68.7 m<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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DE22 1DR

Council Tax Band: C  
Tenure: Freehold

