



5 Bed House - Detached

Broad Oak, 7 Spinney Close, Darley Abbey, Derby DE22 1EG
Offers Around £875,000 Freehold



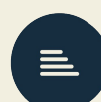
5



1



4



C

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Fabulous Contemporary Extended Family Detached Home - Far Reaching Views
- Ecclesbourne School Catchment Area
- Private Road - Serving Just Four Other Properties with shared ownership of private road
- Spacious Sitting Room with Oak Flooring
- Award-Winning Timber Glulam and Glass Extension with Porcelain Flooring
- Well-Appointed Kitchen with Further Seating/Family Area - Utility/Cloakroom
- Five Bedrooms & Four Bathrooms
- Attractive Private lawn Gardens & South Facing Decked Terrace Area with Hot Tub
- Driveway & Double Garage with Resin Floor & Electric Door - Storage/Workshop
- Underfloor Heating Throughout - Viewing Essential - In the region of 2,651 sq. ft

ECCLESBOURNE SCHOOL CATCHMENT AREA - This fabulous contemporary extended detached family home offers an exceptional living experience. With five spacious bedrooms and four well-appointed bathrooms, this property is perfect for families seeking both comfort and style.

The highlight of this home is undoubtedly the award-winning timber Glulam and glass extension, which not only enhances the aesthetic appeal but also provides far-reaching views of the surrounding landscape. The extension features exquisite porcelain flooring, creating a seamless blend of modern design and functionality. The well-appointed kitchen with built-in appliances and granite work surfaces benefits from a further seating/family area.

Set on a private road that serves just four other properties, this home ensures a sense of exclusivity and tranquillity. The attractive private gardens and decked terrace with hot tub offer a serene outdoor space, ideal for relaxation or entertaining guests. Additionally, the property boasts a double garage with resin floor and electric door and offers use as a storage/workshop.

This stunning home is a perfect blend of contemporary living and natural beauty, making it an ideal choice for those looking to settle in a peaceful yet vibrant community.

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.

Entrance Hall

Entrance hallway with underfloor heating, which continues throughout the property. Providing access to cloakroom and utility with integrated storage and appliance space



Cloakroom



Sitting Room

20'9" x 14'11" (6.35 x 4.55)

Spacious sitting room featuring full height windows and contemporary oak flooring.



Open Plan Dining/Family Room

26'0" x 22'1" (7.95 x 6.75)

A contemporary and award-winning timber glulam and glass extension featuring a wall-inset log burner and elegant porcelain flooring. Expansive floor-to-ceiling glazing provide panoramic views across the Derwent Valley.



Kitchen

16'6" x 12'3" (5.05 x 3.75)

Double doors open into the well appointed kitchen, equipped with integrated AEG appliances, polished granite work surfaces, a stainless steel double sink with an InSinkErator food waste disposal unit, and a high specification Quooker tap providing boiling, filtered, chilled, still and sparkling water.



Utility Room

The utility room is thoughtfully designed with matching kitchen units, a large resin sink with a hose tap, provision for washer and dryer, and ample family boot and coat storage.



Landing

The landing gives access to the four bedrooms on this floor, as well as the family bathroom. To the second floor is the principal bedroom, having dual aspect windows to the front and rear as well as a range of integrated storage, this floor has a further well equipped shower room, with tiling to the walls and a skylight to the ceiling.

Main Bedroom

21'9" x 16'9" (6.65 x 5.13)

The principal bedroom, having dual aspect windows to the front and rear as well as a range of integrated storage. Next to this bedroom is a well equipped shower room/en-suite, with tiling to the walls and a skylight to the ceiling.



En-suite



Bedroom Two

16'2" x 15'1" (4.95 x 4.60)

Being the largest on this floor, the second bedroom has the benefit of an en suite shower room as well as integrated storage.



En-suite



Bedroom Three

13'7" x 12'3" (4.15 x 3.75)

Bedroom three enjoys the excellent rear aspect, also benefiting from en suite facilities.



En-suite



Bedroom Four

13'11" x 7'8" (4.25 x 2.35)

The adjacent fourth bedroom also has a window to the rear enjoying the far reaching views.



Bedroom Five

12'3" x 10'2" (3.75 x 3.10)

Bedroom five is currently utilised to provide a dedicated home office/study.

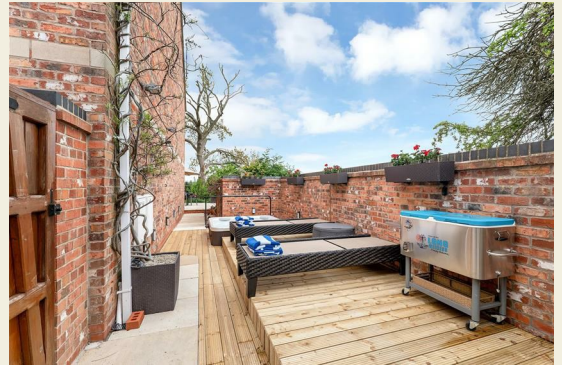
Family Bathroom

Completing this floor is the part tiled family bathroom, with heated towel rail.



Private Garden

The extension has double sliding doors which provide a seamless link out to the garden, with there being a natural stone patio offering a fantastic outdoor seating area to enjoy the views. Beyond this is the lawn, having established borders. In addition, a decked terrace area at the side of the property enjoys a south-easterly aspect and hosts a hot tub.



Driveway



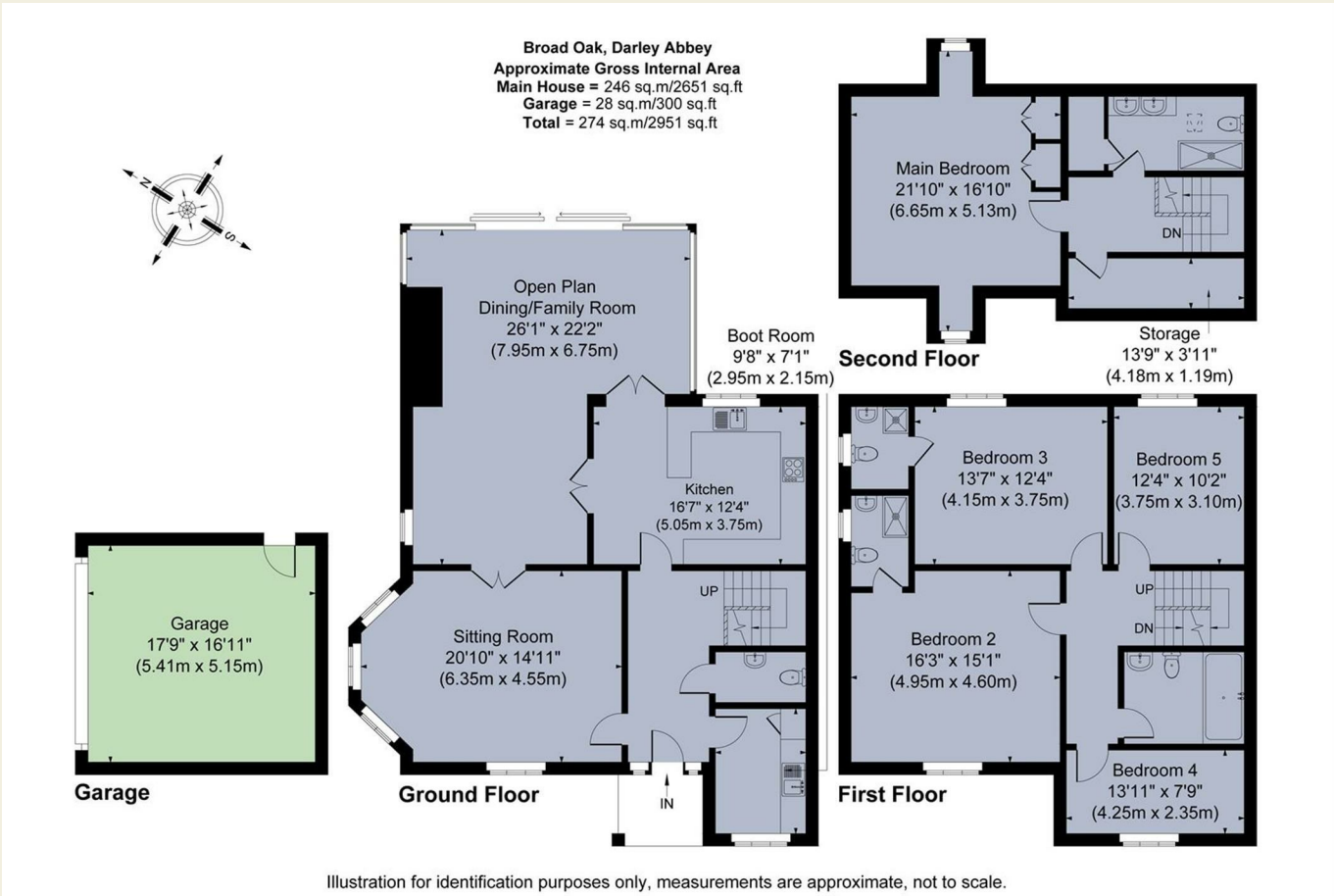
Double Garage

17'8" x 16'10" (5.41 x 5.15)

A double garage with resin floor has electric door to the front and offers use as a storage/workshop.



Council Tax - G
Derby City



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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	