

Fletcher & Company

27a Darley Park Road, Darley Abbey, Derby, DE22
1DA

Offers Over £575,000

Freehold



- Ecclesbourne School Catchment Area
- Parkside Location - Close To Darley Park
- Stylishly Presented
- Open Plan Dining Kitchen with Bifold Doors & Lounge off
- Ground Floor Shower Room, Utility & Study/Occasional Bedroom
- Three First Floor Double Bedrooms, One with En-Suite Bathroom plus Separate Shower Room
- Driveway to Front
- Private Well-Established Rear Garden
- Highly Convenient for Derby City Centre
- Excellent Schooling at all Levels within Easy Reach





Summary

ECCLESBOURNE SCHOOL CATCHMENT AREA & CLOSE TO DARLEY PARK - An extremely stylish, completely renovated, three/four bedroom, detached residence with private rear garden backing directly onto Darley Park occupying a highly desirable location on Darley Park Road in Darley Abbey.

A superbly positioned property featuring light and airy open plan living with spacious entrance hall opening into an impressive dining kitchen with rooflights, integrated appliances, bifold doors to garden and open access to a lounge. There is a rear lobby which leads to a ground floor shower room, utility and storage/occasional bedroom. The first floor landing leads to a principle bedroom with en-suite bathroom, two further double bedrooms and a shower room.

The property occupies a fabulous plot and backs on to the pathway which runs adjacent to Darley Park. There is a good size driveway to the front with useful storage and to the rear there is an upper level terrace with stylish glass balustrade, good size lawn, well-stocked borders, impressive magnolia tree and gate to the aforementioned path.

F&C

The Location

Darley Abbey is one of Derby's most popular locations and the property is located in a highly desirable spot. Noted for its charming architecture, former mill cottages, the River Derwent, famous Abbey pub, cafes and restaurants at Darley Abbey Mills and superb walks within the park and along the banks of the River Derwent. There is also a footpath that leads into Derby City centre with a full range of amenities. Excellent schooling is available by way of Walter Evans primary school in Darley Abbey as well as Ecclesbourne Secondary school in nearby Duffield. The property is also convenient for excellent transport links.

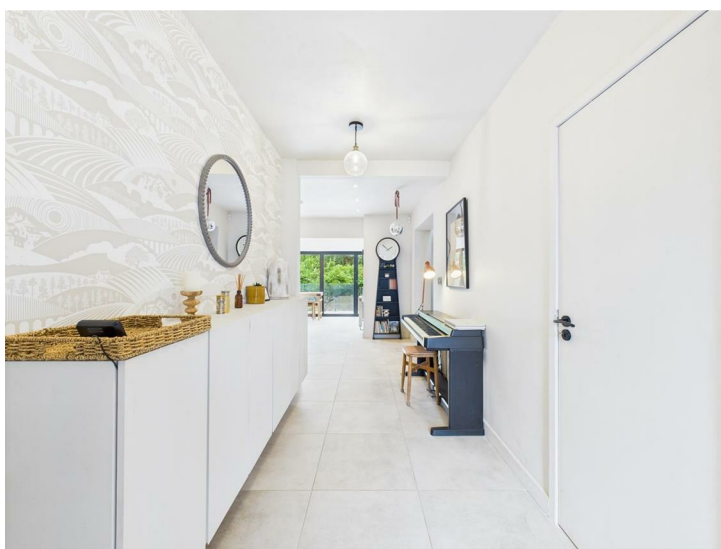
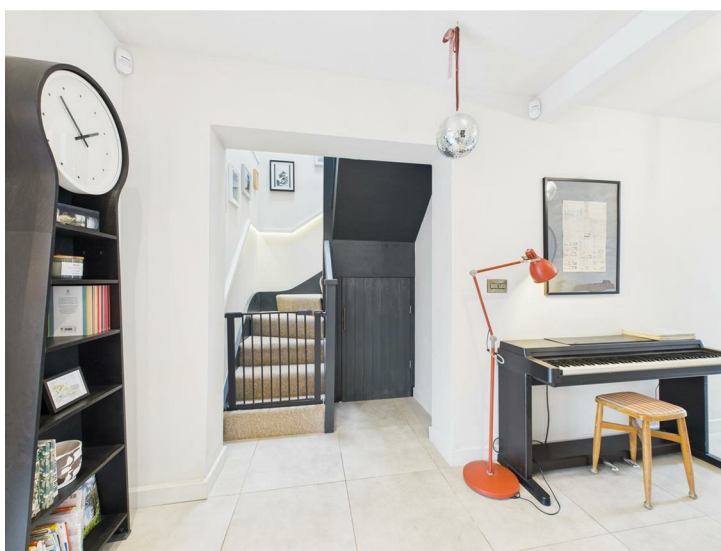
Accommodation

Ground Floor

Entrance Hall

14'4" x 6'0" (4.37 x 1.84)

A composite entrance door with double glazed sidelights provides access to spacious entrance hall with central heating radiator, feature tile flooring, integral door to garage, understairs storage cupboard, staircase to first floor with illuminated handrail and open access to kitchen.



Open Plan Dining Kitchen

18'0" x 17'10" (5.49 x 5.46)



Dining Area

A fabulous, extended room with feature roof lights and bifold doors providing views and access over the fabulous well-established garden.



Kitchen Area

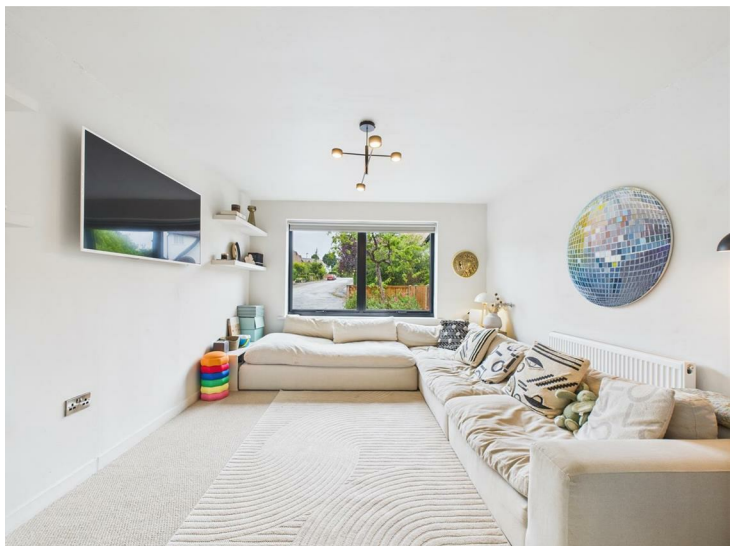
A stylish kitchen with granite worktops, feature island with wood effect breakfast bar, inset hob with recessed extractor fan, one and a quarter Franke sink unit, stylish cupboards and drawers, built-in Neff double oven/microwave oven and warming drawer, appliance space suitable for American style fridge freezer with wine storage above, further wine fridge, integrated dishwasher, recessed ceiling spotlighting, two central heating radiators and open doorway to lounge.



Lounge

13'10" x 11'10" (4.23 x 3.61)

Having a central heating radiator and large double glazed window to front elevation.



Study/Bedroom 4

8'2" x 5'0" (2.50 x 1.54)

With central heating radiator and double glazed window to rear.



Utility Room

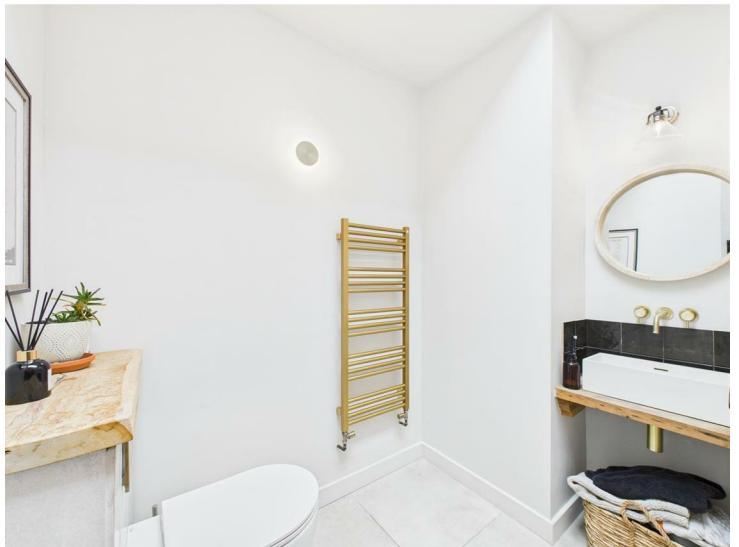
8'10" x 5'1" (2.70 x 1.56)

With granite effect worktop, inset stainless steel sink unit, fitted base cupboards, appliance spaces suitable for washing machine and fridge freezer, double glazed door to terrace and garden and panelled door to well-appointed shower room.

Well-Appointed Shower Room

7'9" x 2'9" (2.37 x 0.86)

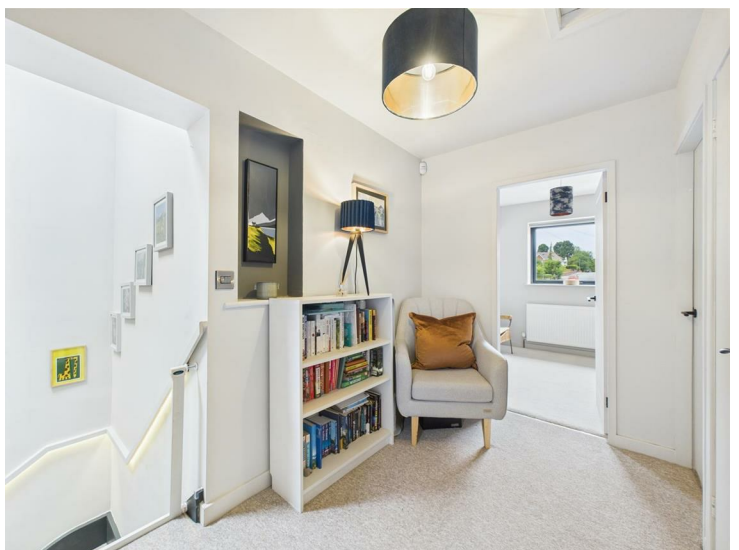
Appointed with a suite comprising wash handbasin with mixer tap, low flush WC, large walk-in shower cubicle, ladder style radiator and roof light.



First Floor Landing

8'11" x 5'11" (2.74 x 1.82)

Having an airing cupboard and access to loft space.



Double Bedroom One

13'9" x 8'6" (4.21 x 2.60)

With central heating radiator, access to loft space and two double glazed windows to front.



Stylish En-Suite Bathroom

5'11" x 5'8" (1.81 x 1.75)

Partially wall tiled with a feature floor and contemporary white suite comprising low flush WC, vanity unit with wash handbasin, free standing bath with mixer tap, chrome towel radiator and recessed ceiling spotlighting.



Double Bedroom Two

12'0" x 11'1" (3.66 x 3.39)

Comprising central heating radiator, fitted wardrobes and double glazed window to front.



Double Bedroom Three

10'4" x 9'4" (3.15 x 2.87)

With central heating radiator and double glazed window to rear offering views towards Darley Park.



Shower Room

7'8" x 5'5" (2.34 x 1.67)

Appointed with a low flush WC, stylish wooden vanity unit with wash handbasin with mixer tap, walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.



Outside

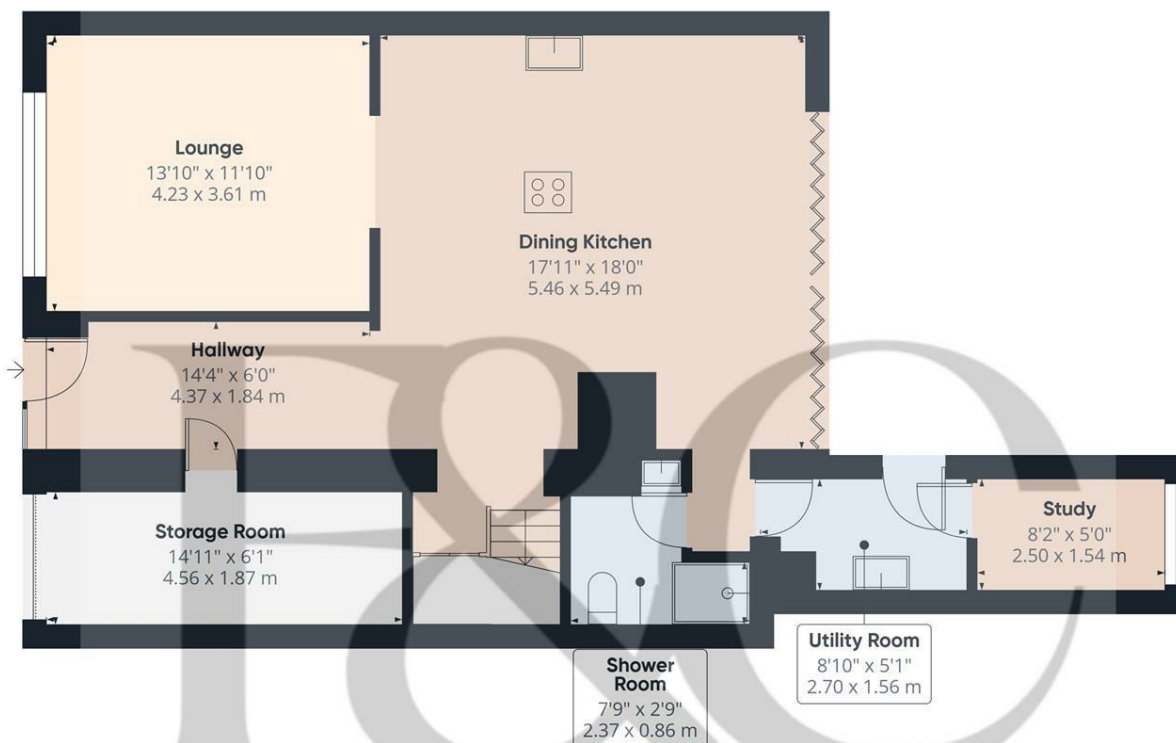
The property occupies a fabulous residential location on Darley Park Road, set back behind a driveway providing ample off-road parking and giving access to a storage room with electric door, power and lighting. The front garden also features borders with plants and shrubs as well as having an electric vehicle charging point. To the rear of the property is a fabulous east facing garden with upper level terrace featuring a stylish glass balustrade offering views over the garden and towards Darley Park. Steps lead down to a lawn with further well-stocked herbaceous borders, a gravelled section and impressive magnolia tree all bounded by timber fencing and with a highly convenient pedestrian gate giving access to the pathway running alongside beautiful Darley Park, ideal for dog walkers. There is also a useful storage space beneath the study.



Council Tax Band D







Floor 0

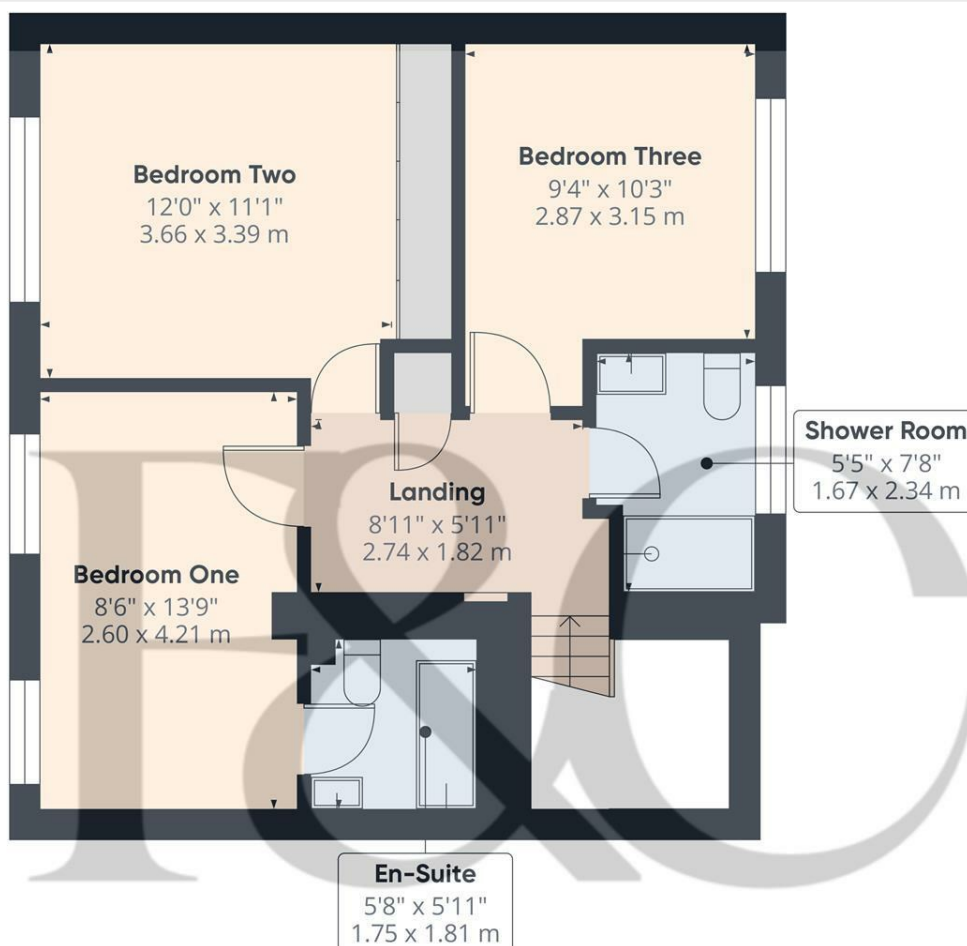
Approximate total area^m

849 ft²
78.9 m²

(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



Floor 1

Approximate total area^m

502 ft²
46.7 m²

(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



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

27a Darley Park Road
Darley Abbey
Derby
DE22 1DA

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	