



3 Bed Cottage

6 Brick Row, Darley Abbey, Derby DE22 1DQ
Offers Over £350,000 Freehold



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Fletcher
& Company

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- Charming & Spacious Grade II Listed Cottage - No Chain Involved
- Ecclesbourne School Catchment Area
- Spacious Lounge with Log Burner
- Living Fitted Kitchen/Dining Room with Pantry
- Three Bedrooms - (Two Bathrooms)
- Fitted En-suite & Fitted Family Bathroom
- Landscaped Gardens with Brick Stores
- Beautifully Presented - Character Features
- Close to Darley Park - Viewing Essential
- Located in the Heart of Darley Abbey Village - Short Walk to Popular Darley Abbey Mills

CLOSE TO DARLEY PARK - This charming and spacious three bedroom Grade II listed cottage offers a delightful blend of character and modern living.

The accommodation offers a spacious lounge with log burner that exudes warmth and charm, making it an ideal spot for relaxation or entertaining guests. The heart of the home is the inviting living kitchen/dining room, which provides a wonderful space for gatherings with a stable door opening onto the lovely garden. With three bedrooms and two bathrooms, this beautiful property requires a full inspection.

Outside, the landscaped gardens offer a serene retreat, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the outside brick stores provide ample storage for gardening tools or outdoor equipment.

Situated next to Darley Park and Darley Abbey Mills, residents can enjoy leisurely walks and the beauty of nature right on their doorstep. This cottage not only offers a comfortable living space but also a vibrant community atmosphere, making it a truly desirable place to call home.

The Location

Darley Abbey village is a very convenient and much sought after residential area situated approximately 1 mile from Derby City centre and offers a historic St Matthew's Church, reputable public houses and regular bus services. Darley Abbey is noted for being on the doorstep of the beautiful Darley Park providing pleasant riverside walks along the banks of the River Derwent. Excellent educational facilities are close to hand to include the reputable village primary school (Walter Evans) and it is in the noted Ecclesbourne School catchment area located in Duffield. Furthermore private education is also available in the village at the Old Vicarage. Transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce, Derby Railway Station and Toyota. A further point of note is that the Derwent Valley in which the village of Darley Abbey is situated is one of the few World Heritage Sites.

Accommodation

Ground Floor

Lounge

15'0" x 13'6" (4.58 x 4.13)

With exposed brick chimney breast incorporating stone fireplace with log burning stove with raised brick hearth, wood flooring, high ceiling, beams to ceiling, character exposed brick wall, radiator, sash period style multi-pane window to front with internal plantation shutter blinds and internal stripped latched door.



Storage Cupboard

6'3" x 2'9" (1.92 x 0.86)

With light and stripped door.

Kitchen/Dining Room

17'1" x 8'10" (5.23 x 2.70)

With Belfast style sink with period style mixer tap, wall and base fitted units with matching granite worktops, Stoves range style cooker with stainless steel extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washer dryer, chimney breast with exposed brick fireplace alcove with raised slate hearth, tile flooring, radiator, beams to ceiling, concealed worktop lights, multi-pane sash style window overlooking rear garden, additional window overlooking rear garden and charming stable door opening onto rear garden.



Walk-In Pantry

3'0" x 2'11" (0.93 x 0.90)

With shelving and latch door.

First Floor Landing with Study Area

14'11" x 8'2" (4.57 x 2.50)

With wood flooring, beams to ceiling and staircase leading to main bedroom with en-suite.



Bedroom Two

15'0" x 8'1" (4.59 x 2.48)

With built-in wardrobe, radiator, multi-pane sash style window to front with internal plantation shutter blinds and internal stripped latch door.



Bedroom Three

9'1" x 8'2" (2.77 x 2.49)

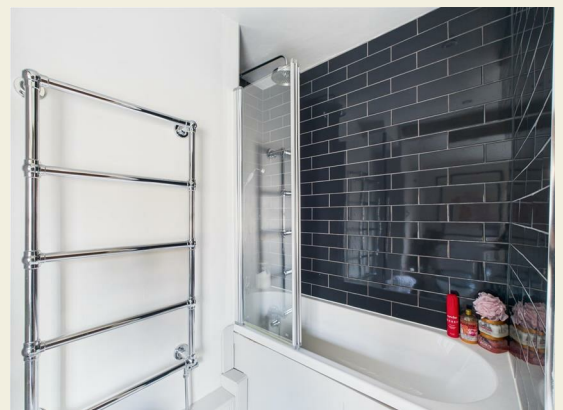
With attractive panelling to walls, radiator, beams to ceiling, multi-pane sash period style window to rear and internal stripped latch door.



Family Bathroom

9'0" x 7'5" (2.75 x 2.27)

With bath with shower over with shower screen door, wash basin with cupboard underneath, low level WC, tile splashbacks, tile flooring, spotlights to ceiling, beams to ceiling, heated chrome towel rail/radiator, concealed boiler, multi-pane sash period style window to rear and stripped internal latch door.



Second Floor Landing

4'0" x 2'7" (1.24 x 0.81)

With access to roof space and multi-pane character window to front.

Bedroom One

15'0" x 13'8" (4.59 x 4.17)

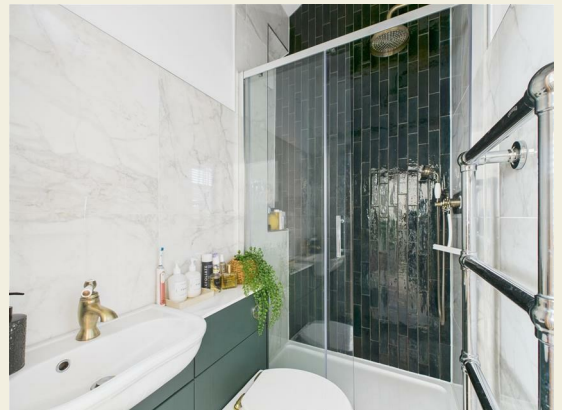
With chimney breast incorporating exposed brick fireplace with a log burner which is aesthetic only, with raised tile hearth, vaulted ceiling, picture rail, exposed timbers, built-in wardrobes, radiator, panelling to wall, multi-pane sash period style window with aspect to front, multi-pane sash period style window with aspect to rear and internal stripped latch door.



En-Suite

5'8" x 3'10" (1.74 x 1.17)

With double shower cubicle with shower, wash basin, low level WC, tile splashbacks, heated chrome towel rail/radiator, high ceiling, exposed beams and stripped internal latch door.



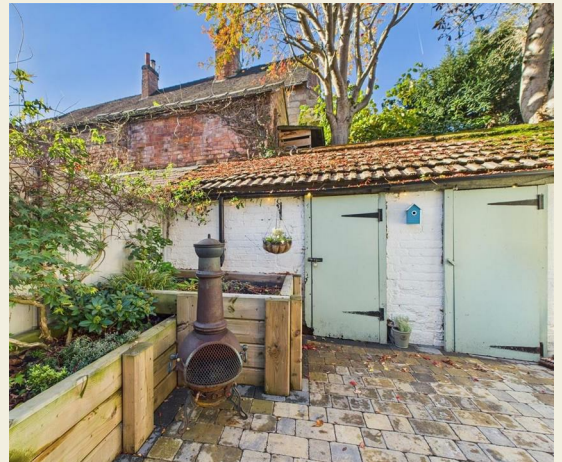
Garden

The garden has been landscaped with block paving and attractive raised beds with sleepers and is fully enclosed. Outside power, light, cold water tap and warm tap.



Brick Store One

9'6" x 4'0" (2.92 x 1.23)



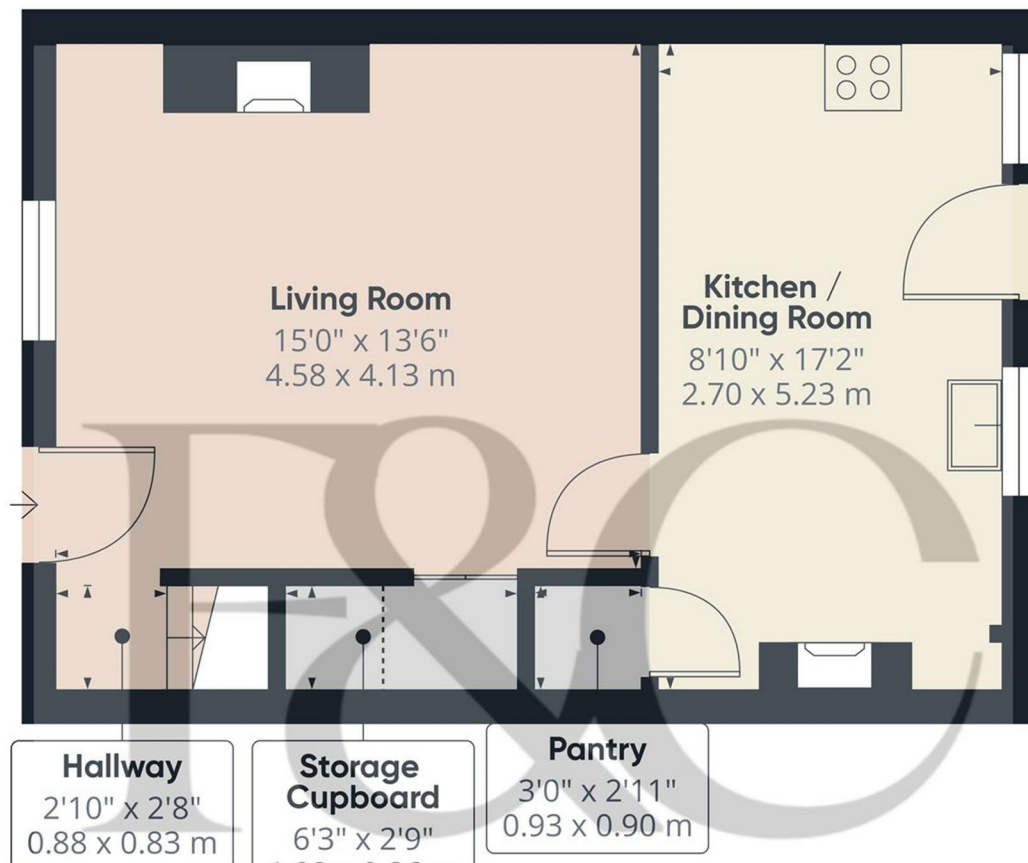
Brick Store Two
3'8" x 3'6" (1.13 x 1.09)



Council Tax - C
Derby City



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Floor 0

Approximate total area⁽¹⁾

392 ft²
36.4 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

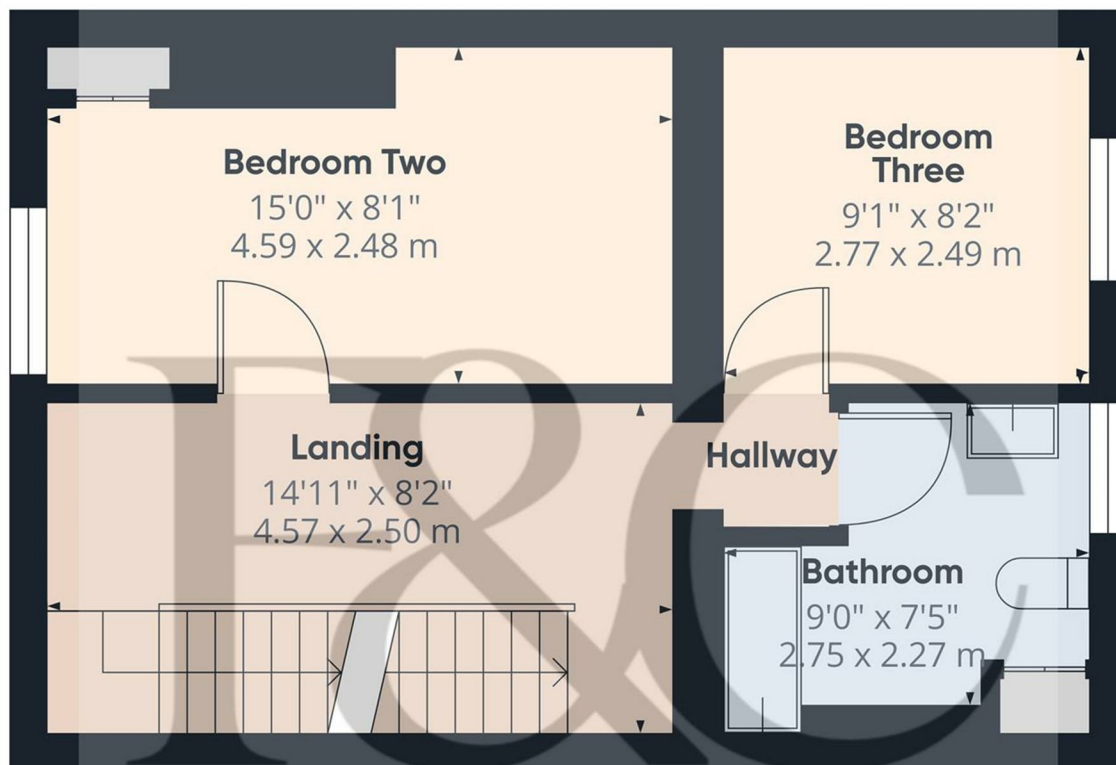
Reduced headroom

Below 5 ft/1.5 m

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

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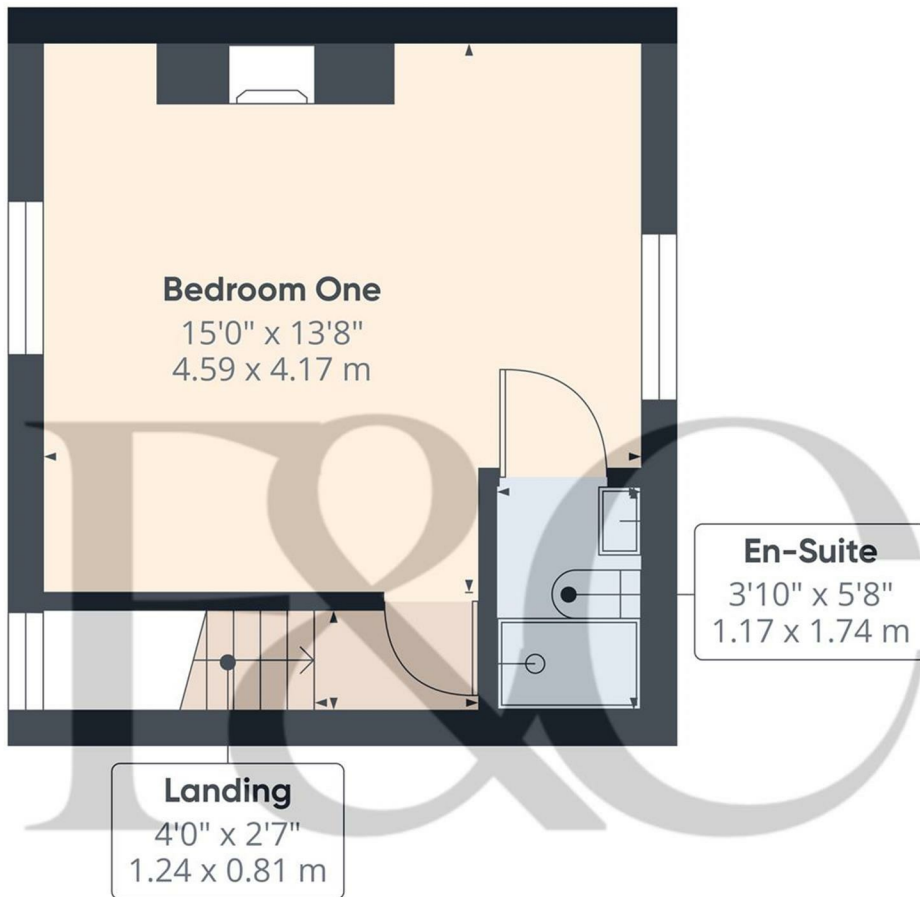
Floor 1

Approximate total area⁽¹⁾
 346 ft²
 32.2 m²

(1) Excluding balconies and terraces

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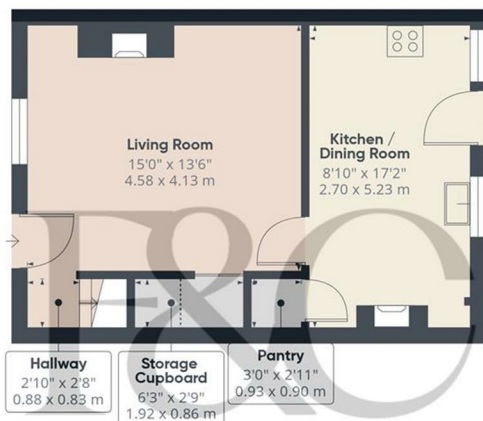
Floor 2

Approximate total area⁽¹⁾
218 ft²
20.2 m²

(1) Excluding balconies and terraces

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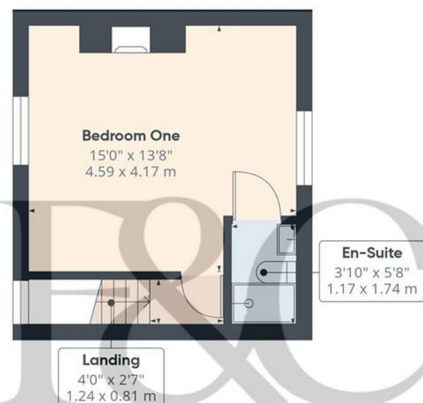
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

956 ft²
88.8 m²

Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	78
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 	