



## 2 Bed Cottage End-Terraced

16 Hill Square, Darley Abbey, Derby DE22 1DW

Offers Around £245,000 Freehold



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- Beautiful Semi-Detached Cottage of Style & Character
- Located in the Heart of Darley Abbey - Close to Darley Park & Vibrant Darley Abbey Mills
- Gas Central Heating & Double Glazing
- Lounge/Dining Room with Open Grate Fire
- Well-Appointed Fitted Kitchen with Built-In Appliances
- Useful Utility Area & Boarded Roof Space with Ladder
- Two Bedrooms
- Fitted Bathroom with Shower
- Charming Enclosed Courtyard Garden
- On Street Car Parking to the Rear of the Property accessed via Green Gate

STUNNING COTTAGE – A charming, two bedroom end cottage located in a popular courtyard setting close to Darley Park and Darley Mills.

The property has undergone a full scheme of modernisation and improvements inside and outside and viewing is strongly recommended.

The gas central heating living accommodation briefly consists on the ground floor: lounge/dining room, kitchen, utility giving access to private garden and bathroom with shower. The first floor landing leads to two bedrooms.

To the rear of the property is a low maintenance walled private garden. On-street car parking.

The cottage is within a short walk to the vibrant Derwent Valley Mills including a fine dining restaurant and popular wine bars. The village is located on the banks of the attractive River Derwent with bridge and magnificent weir.

A further point of note is that Darley Abbey Village is located in one of the few World Heritage Sites.

#### 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. A further point of note is that Darley Abbey Village is located in one of the few World Heritage Sites.

#### Accommodation

#### Ground Floor

## Lounge/Dining Room

12'0" x 11'8" (3.66 x 3.57)

With chimney breast incorporating open grate fire and raised hearth, fitted bespoke book shelving either side of chimney breast including fitted base cupboard, wood effect flooring, character beams to ceiling, column style radiator and double glazed sash style window with aspect to front.



## Kitchen

11'10" x 8'4" (3.61 x 2.55)

With one and a half sink unit with mixer tap, wall and based fitted units with attractive matching worktops, built-in stainless steel four ring gas hob, built-in electric fan assisted oven, integrated fridge/freezer, exposed beams to ceiling, concealed central heating boiler, matching tile flooring, built-in wine cooler, fitted pantry cupboard, gas heater with electric fan, double glazed window with wooden sill, concealed worktop lights and internal half glazed door.



## Utility

4'5" x 3'4" (1.37 x 1.04)

With plumbing for automatic washing machine, tile flooring, tile splashbacks, wall cupboard, base cupboard and double glazed door giving access to private garden.



## Bathroom

7'7" x 4'6" (2.32 x 1.39)

With bath with chrome fittings with chrome shower over, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, heated towel rail/radiator, spotlights to ceiling, extractor fan, exposed wood beam, double glazed window and internal stripped latch door.



## First Floor Landing

2'7" x 2'2" (0.80 x 0.68)

The roof space is insulated and boarded with stilts, a slide down ladder and offers storage.

## Bedroom One

12'0" x 11'6" (3.66 x 3.53)

With chimney breast with two fitted double wardrobes either side, column style radiator, picture rail, double glazed sash style window to front and internal stripped latch door.





## Bedroom Two

8'9" x 8'6" (2.67 x 2.60)

With radiator, picture rail, double glazed window to side and internal stripped latch door.



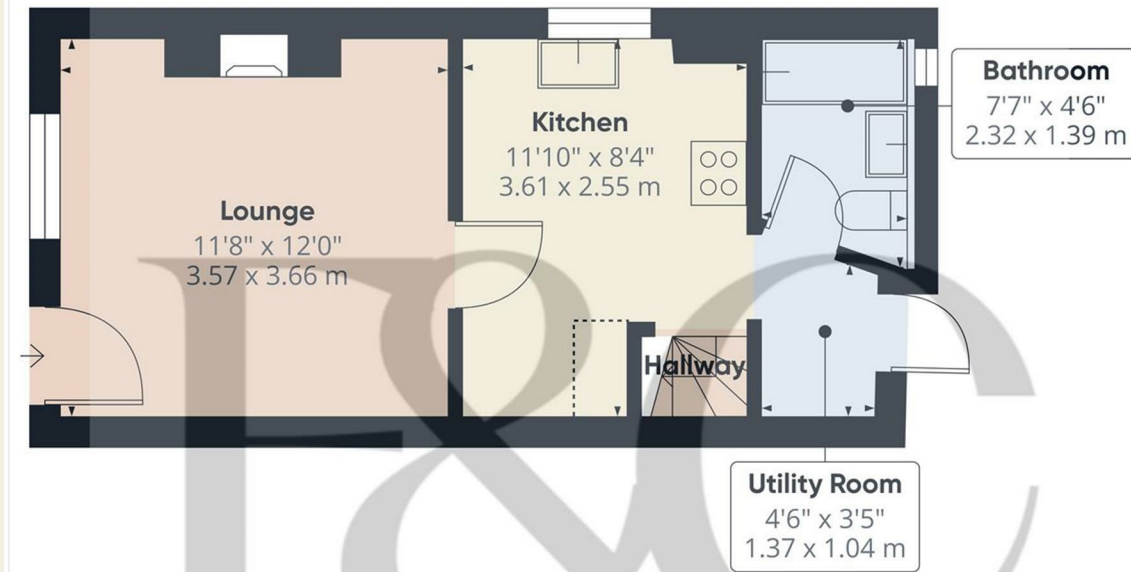
## Private Garden

To the rear of the property is a private, enclosed, courtyard garden with paved patio, gravelled beds, rear access gate and timber shed (negotiable on sale). On street car parking to the rear of the property accessed via green gate.



Council Tax Band - C

Derby City



Floor 0

Approximate total area<sup>(1)</sup>  
285 ft<sup>2</sup>  
26.5 m<sup>2</sup>

Reduced headroom  
5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

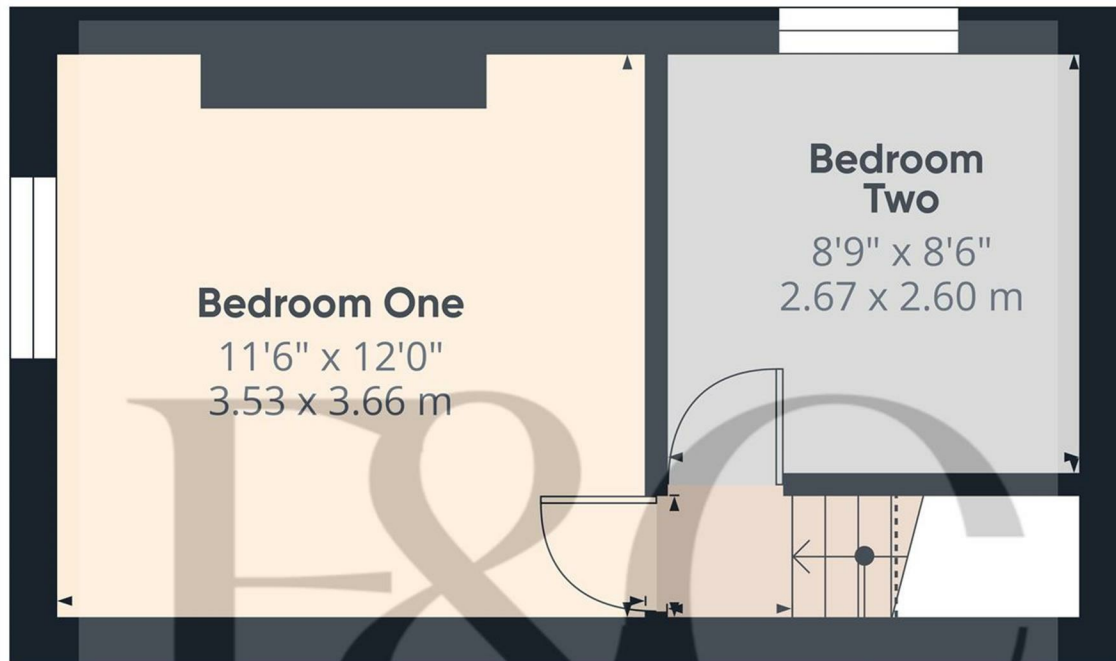
(1) Excluding balconies and terraces

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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Approximate total area<sup>®</sup>  
213 ft<sup>2</sup>  
19.9 m<sup>2</sup>

(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

## Energy Efficiency Rating

|   | Current   | Potential   |
|---|-----------|---|
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>89</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            | <b>65</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  |

## Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential   |
|---|---------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |   |
| (92 plus) <b>A</b>  |         |   |
| (81-91) <b>B</b>  |         |   |
| (69-80) <b>C</b>  |         |   |
| (55-68) <b>D</b>  |         |   |
| (39-54) <b>E</b>  |         |   |
| (21-38) <b>F</b>  |         |   |
| (1-20) <b>G</b>   |         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |   |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC  |

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