

# 3 Bed House - Semi-Detached

Offers around £375,000

 Brick Row, Darley Abbey, Derby, DE22 1DQ



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Occupying one of the most sought after addresses in this highly aspirational enclave, sited within the renowned William Gilbert and Ecclesbourne catchment areas is this comprehensively improved and extended highly versatile semi detached family home requiring a full inspection to appreciate the size of accommodation on offer. Gas central heating and UPVC double glazing. In brief; reception hall, sitting room, fitted kitchen opening up to a sizeable dining and family area (stairs also lead to the lower ground floor garage and Wc) with outside entertaining space off. Guest's cloakroom / Wc, bedroom three (with shower room) . To the first floor, a landing lead to two further bedrooms (Bedroom one with en-suite shower and useful attic) and bathroom with white suite. Outside, the property is located on a sizeable mature plot with ample parking to both front and rear. Freehold. Council tax band C. Energy rating.

## Reception Hall



Having composite and opaque double glazed entrance door, laminated wood effect floor, two UPVC double glazed windows, radiator and staircase to first floor.

## Sitting Room 13'10" x 13'3" (4.23 x 4.06)



Having exposed brick chimney breast with feature cast iron living flame multi fuel burner, two radiators, television connection point, laminated wood effect floor, understairs storage and UPVC double glazed cant bay window to front aspect.



## Dining Kitchen

### Fitted Kitchen 16'6" x 9'11" (5.05 x 3.03)



Having a range of modern white high gloss wall and base cupboards with feature granite working surfaces, the focal point of the kitchen being the Kenwood free standing five burner gas range with electric oven and grill, canopy extractor hood with down lighter, complimentary ceramic tiled splash backs with contrasting polished ceramic tiled floor, ceiling LED down lighters and space and plumbing for dish washer. The kitchen opens out into the:-



### Dining Area/Family Room 26'2" x 9'3" extending to 16'8" (8.00 x 2.83 extending to 5.10)



'L' shaped and having ceramic tiled floor (with underfloor heating), three velux double glazed sky lights, feature bi-fold doors, television connection point, ceiling LED down lighters, door to lower ground floor and UPVC double glazed window to rear aspect.

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## Shower Room/En Suite



## Shower Room/En suite



## Guests Cloak Room/WC



Having white two piece suite comprising; wash hand basin with vanity unit, walk in wet area with feature fixed head mains fed drench shower together with hand held shower attachment, complimentary ceramic tiled walls and floor, ceiling LED down lighters and extractor fan.

Having wash hand basin with vanity area, walk in wet area having feature fixed head mains fed drench shower, together with hand held shower attachment, ceiling halogen down lighter with extractor fan and complimentary ceramic tiled walls and floor.

## First Floor Landing

With radiator and UPVC double glazed window to side aspect.

## Attic 11'2" x 11'2" (3.41 x 3.41)



Having modern white two piece suite comprising; concealed flush wc and wash hand basin nestling on a quartz effect vanity unit with half tiled walls, ceramic tiled floor and radiator.

## Principal Bedroom 13'8" x 12'11" (4.19 x 3.95)



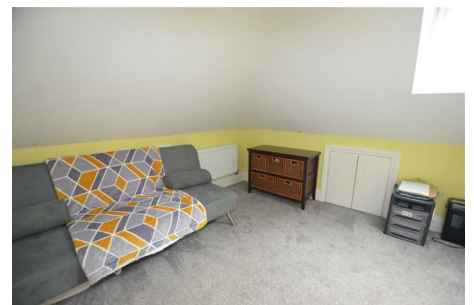
Being carpeted with bulk head storage, radiator and velux double glazed sky light to rear aspect.

## Bedroom Three 10'3" x 10'2" (3.14 x 3.11)



Having built in bedroom furniture, television connection point, radiator, UPVC double glazed cant bay window to front aspect and feature spiral staircase to loft. The bedroom opens out to a:-

Having laminated wood effect floor (having underfloor heating), ceiling LED down lighters, radiator and UPVC double glazed windows to front and side aspects. The bedroom opens out to a:-



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## Bedroom Two 2.89 x 2.88



Having laminated wood effect floor, radiator and UPVC double glazed window to rear aspect.

## Bathroom



Having white three piece suite comprising; low centre flush wc, wash hand basin on a marble work top with vanity unit beneath, deep panelled bath with mains fed shower, glass shower screen, complimentary ceramic part tiled walls and floor, radiator and UPVC opaque double glazed window to rear aspect.

## Lower Ground Floor/Garage 16'10" x 9'7" (5.15 x 2.94)

The room being panelled with underfloor heating, UPVC double glazed window, three Velux double glazed sky lights and door to garden, together with a utility area, having space and plumbing for automatic washing machine, space for dryer together with a separate toilet.

## Outside



The property occupies a sizeable mature plot at one of Derby's premier addresses. To the front is a tarmac driveway giving car standing space for approximately three cars together with an open plan lawned fore garden with established shrubbed borders. Situated off the rear family room is a raised entertaining area with Indian sandstone flooring, outside wash basin and cooker, steps leading down to an enclosed lawned fore garden with Indian sandstone area, outside lighting, electric points, cold water tap. To the rear of the property is a driveway giving car standing space for approximately three cars.



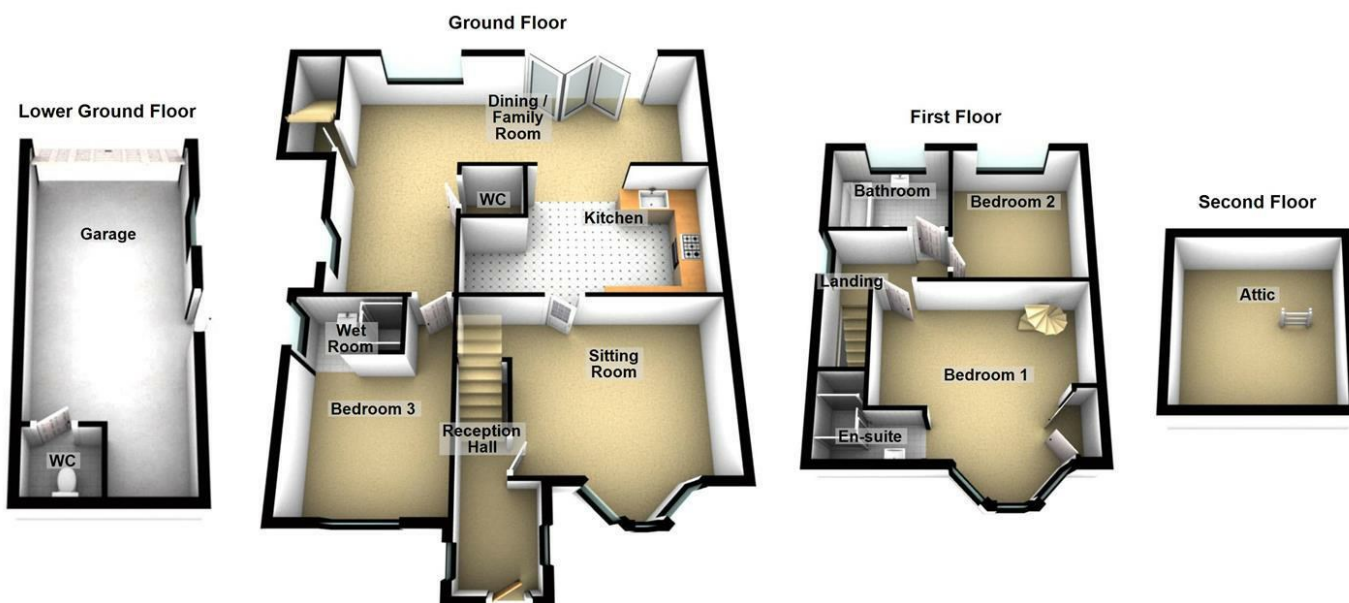
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		
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