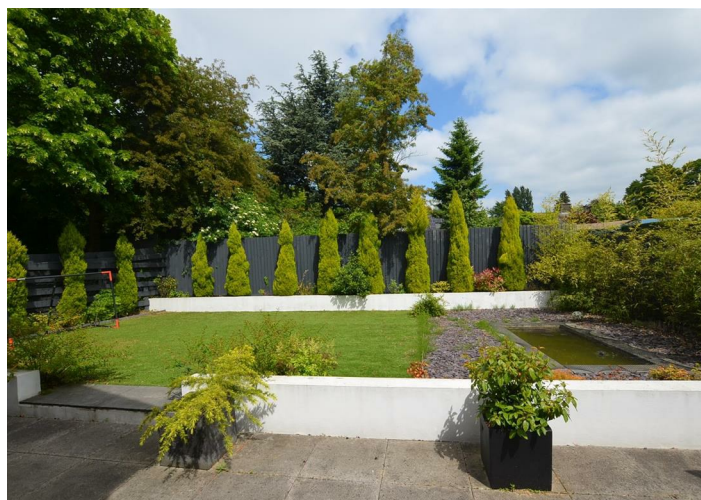


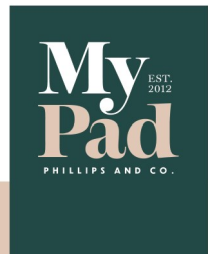
# 5 Bed House - Detached

Price £695,000

 Abbeycroft Lane, Darley Abbey, Derby, DE22 1LA



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# 5 Bed House - Detached

# £695,000

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A truly exceptional executive detached family home occupying a prestigious location in this highly aspirational locality. A full inspection is absolutely essential to appreciate the location, size of accommodation and wealth of high specification appointments on offer. Gas centrally heated (with strategic underfloor heating) and UPVC double glazed throughout. In brief; reception hall, guest's cloakroom / Wc, sitting room, family room / home office, superior dining kitchen with utility room off. On the first floor a landing leads to five bedrooms (principal bedroom with shower room en-suite) and luxury main bathroom. Outside, the property offers ample car parking, double garage and landscaped private low maintenance rear garden. Freehold. Council tax band F. Energy rating C.

## Recessed Canopied Storm Porch

To:-

## Reception Hall



Having feature oak and double glazed contemporary style entrance door with matching side panels, Karndean oak effect floor, radiator, deep understairs storage cupboard and staircase to first floor.

## Guests Cloak Room/WC



Having modern contemporary white two piece suite comprising; concealed flush wc

and wash hand basin nestling on a wood grain effect vanity unit, complimentary ceramic tiled splash backs with contrasting porcelain tiled floor (having underfloor heating), chrome heated towel rail, ceiling LED down lighters and extractor fan.

## Sitting Room 18'3 x 11'5 (5.56m x 3.48m)



Having television and media connection points, double radiator and feature UPVC double glazed full height picture window to front aspect.

## Family/Media Room 12'8 x 8'4 (3.86m x 2.54m)

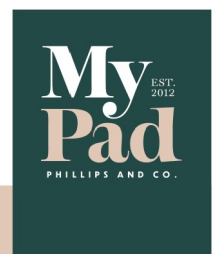


Having radiator, television and media connection points and feature UPVC double glazed full height window to front aspect.

## Dining Kitchen



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## Dining Area 18'4 x 11'6 (5.59m x 3.51m)



Having porcelain tiled floor (with underfloor heating) and UPVC double glazed French doors to rear.

## Breakfast Kitchen Area 15'4 x 9'2 (4.67m x 2.79m)



Having a range of high gloss handleless soft close fitted wall and base cupboards with matching breakfast bar, inset stainless steel sink top with side drainer, hot and cold mixer tap, integrated black glass induction hob with concealed retractable extractor fan, electric fan assisted oven and grill, together with a built in microwave oven and grill, space and plumbing for American style fridge freezer, integrated dish washer, porcelain tiled floor (with underfloor heating), ceiling LED down lighters, integrated ceiling speaker, UPVC double glazed window and UPVC double glazed French doors to rear.

## Utility Room 8'3 x 2'9 plus cupboard depth (2.51m x 0.84m plus cupboard depth)

Having a range of full length built in cupboards, having storage space together

with space and plumbing for automatic washing machine, porcelain ceramic tiled floor, radiator and door to garage.

## First Floor Landing

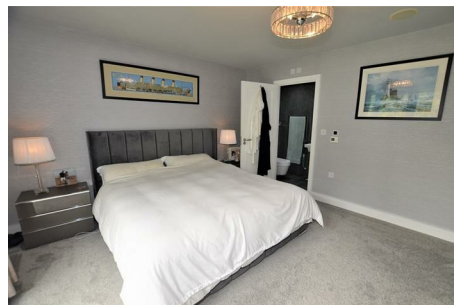


With access to roof space, full height storage cupboard, radiator, bulk head airing cupboard and UPVC double glazed window to front aspect.

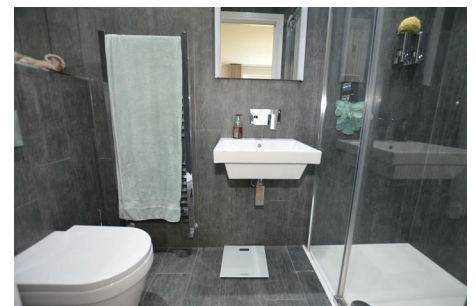
## Principal Bedroom 15'5 x 12'7 plus door recess (4.70m x 3.84m plus door recess)



Having two radiators, underfloor heating, integrated ceiling speaker, television connection point and UPVC double glazed French doors with Juliette balcony to rear aspect. A door leads to the:-



## Shower Room/En Suite



Having modern contemporary white three piece suite comprising; concealed flush wc, floating wall mounted wash hand basin and walk in double shower with feature drench shower, complimentary ceramic tiled walls with contrasting tiled floor (with underfloor heating), built in mirror, chrome heated towel rail and ceiling LED down lighters with integrated extractor fan.

## Bedroom Two 16'1 x 14'8 (4.90m x 4.47m)



Having television connection point, bulk head storage, double radiator, two velux double glazed sky lights to rear and UPVC double glazed dormer window to front aspect.

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## Bedroom Three 12'6 x 11' (3.81m x 3.35m)



Having double radiator, television connection point, feature cathedral style ceiling with LED down lighters, together with a full height UPVC double glazed window to front aspect.

## Bedroom Four 11'6 x 10'2 (3.51m x 3.10m)

Having television connection point, radiator and UPVC double glazed window to rear aspect.

## Bedroom Five 10'4 x 6'2 (3.15m x 1.88m)

Currently used as a dressing room and having a range of wardrobes, radiator, television connection point and UPVC double glazed window to front aspect.

## Main Bathroom



Having modern contemporary white four piece suite comprising; concealed flush wc, floating wall mounted wash hand basin,

deep panelled bath and walk in shower with feature drench shower, complimentary ceramic tiled walls with contrasting tiled floor (having underfloor heating), chrome heated towel rail, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to side aspect.

## Outside



The property occupies an exclusive private position of only four properties. To the front is tarmac and block paved fore court parking for approximately five cars. This is turn leads to the integral brick garage, measuring internally 18'6 x 16'4, having up and over door, rear personal door, wall mounted gas boiler and supplied with power and light. The private rear garden is enclosed by close panelled fencing, laid to a low maintenance design with Astroturf lawned area, patio, ornamental pond, slate chipped borders with established shrubs and conifers, outside electric point, lighting and cold water tap.



## Please Note

For added security purposes, a burglar alarm system has been installed.

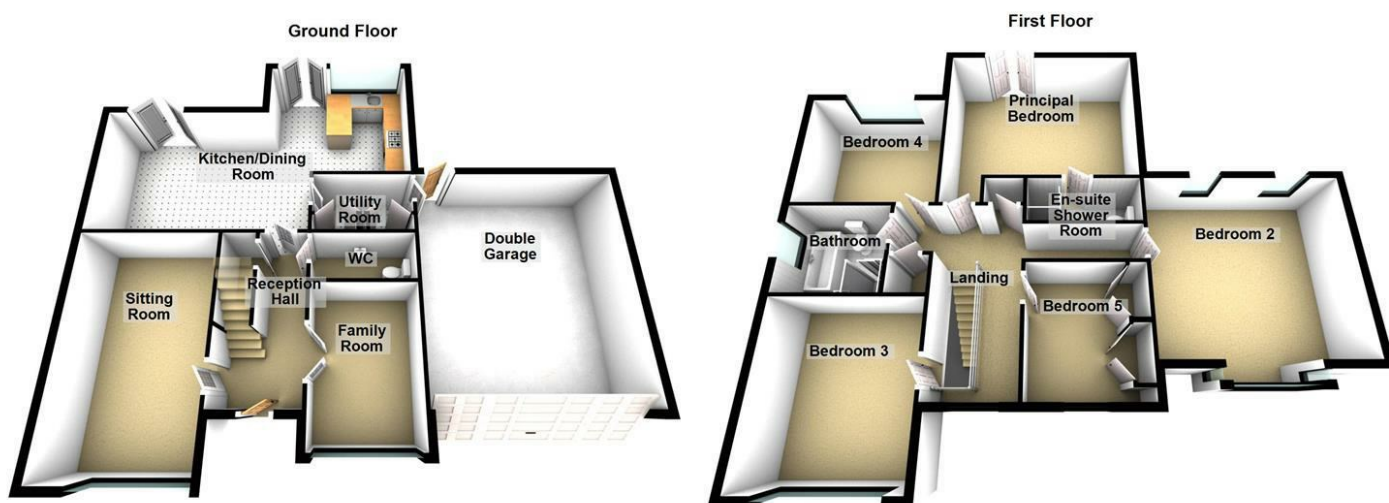
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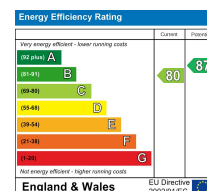
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