

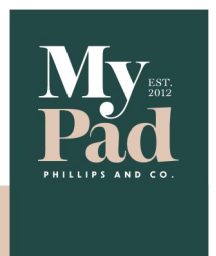
# 3 Bed House - Detached

Price £260,000

📍 Canon's Walk, Darley Abbey, Derby, DE22 1FG



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IMMEDIATE POSSESSION - NO UPWARD CHAIN - COMPETITIVELY PRICED FOR EARLY COMPLETION. Occupying a delightful position in this highly aspirational village locality and sited within the renowned Walter Evans Primary School, together with the Ecclesbourne secondary school is this modern detached home having been thoughtfully improved throughout. A full inspection will reveal a gas centrally heated and UPVC double glazed property briefly comprising: entrance hall, open plan sitting room, dining kitchen. On the first floor a landing leads to three bedrooms and bathroom with recently installed modern white suite. Outside are established gardens, block paved driveway and brick garage. The property is freehold. Council tax band C. Energy rating C.

## Entrance Hall

Having regency style composite entrance door with opaque double glazed fan light, adjacent UPVC opaque double glazed window, ceramic tiled floor, BT connection point, wall mounted combination gas boiler providing instant domestic hot water and gas central heating and timber and multi paned internal door leading to:-

## Sitting Room 15'11 x 11'9 (4.85m x 3.58m)



Having double radiator, laminated wood effect floor, television connection point, coving to ceiling, two double wall light points and UPVC double glazed bow window to front aspect. Twin multi paned butler doors lead to the:-



## Dining Kitchen 16' x 10'2 (4.88m x 3.10m)



Having a range of modern shaker style base cupboards with natural beech working surfaces, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space and plumbing for automatic washing machine, space for dryer, ceramic tiled floor, double radiator, coving to ceiling, double wall light point, the focal point of the room being the five burner free standing stainless steel gas range with electric fan assisted oven and grill, matching back plate and canopy

extractor hood with down lighter, UPVC double glazed window and UPVC double glazed French doors giving views and access over the rear garden.



## First Floor Landing

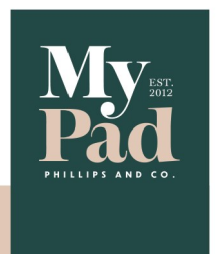
With access to insulated roof space an full height storage cupboard.

## Principal Bedroom 11'9 x 9'7 (3.58m x 2.92m)



Having, radiator, television connection point, coving to ceiling and UPVC double glazed window to front aspect.

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## Bathroom



and pathway, raised borders, cold water tap, garden and security lighting.

## Second Bedroom 10'2 x 7'9 (3.10m x 2.36m)



Having a refitted white three piece suite comprising; low centre flush wc, wash hand basin and 'P' shaped panelled bath with chrome mains fed shower over, curved glass shower screen, complimentary ceramic part tiled walls, chrome heated towel radiator, UPVC opaque double glazed window to rear aspect.

## Outside



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

## Bedroom Three 8'6 x 6' (2.59m x 1.83m)



The property occupies a cul-de-sac position and is sited within the renowned Walter Evans Primary School as well as the Ecclesbourne Secondary School catchment areas. To the front is a lawned fore garden with established shrubs and trees, an adjacent block paved driveway gives car standing space for two/three cars and leads to the detached brick garage, measuring internally 21' x 7'9, having up and over door, side personal door, UPVC double glazed window and supplied with power and light. The rear garden is enclosed by close panel fencing and laid to a low maintenance gravelled area with patio

Having bulk head storage area, radiator, coving to ceiling and UPVC double glazed window to front aspect.

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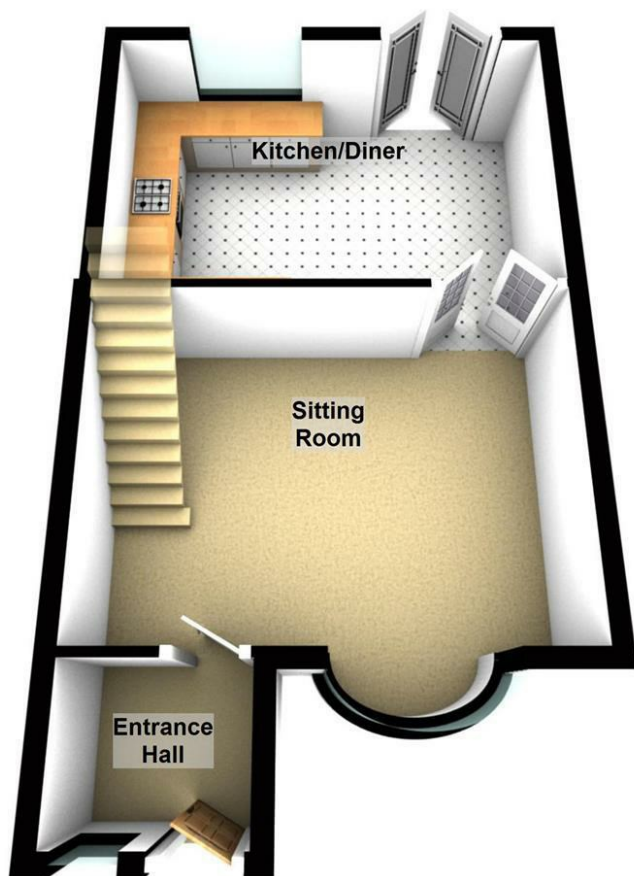
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			65
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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