

13 New Road, Darley Abbey, Derby, DE22 1DR

Offers Around £235,000

Freehold



- Charming Three Storey Cottage of Style & Character
- A Short Walk to Darley Park & Darley Abbey Mills
- Character Lounge
- Living Kitchen/Dining Room
- Utility Cupboard & Entrance Porch
- Three Bedrooms (Bedroom Three/Study)
- First Floor Bathroom with Shower
- Paved Courtyard Garden
- No Chain Involved
- Ideal for Professional or Couple - No Chain Involved





Summary

ECCLESBOURNE SCHOOL CATCHMENT - An opportunity to acquire this two/three bedroom cottage of charm and character located in the heart of Darley Abbey village and just a moments walk away from the beautiful Darley Park.

The property is of period appearance and constructed of brick beneath a tiled roof with the front elevation having an attractive appearance revealed by matching character multi-paned windows.

The property has gas central heating system and in brief comprises: lounge, kitchen/dining, entrance porch/hallway and utility area.

The first floor landing leads to bedroom two, bedroom three/study, bathroom and to the second floor a spacious bedroom one.

The property stands back from the road in a slightly elevated and prominent position and offers accommodation over three storeys with character features

To the front of the property there is a small paved garden with attractive stone wall. On-street car parking.

F&C

The Location

Darley Abbey Village is situated approximately 1 mile north from Derby City centre and offers an historic church, public house (The Broadway) and a regular bus service operates along Duffield Road (A6).

The beautiful Darley Park which borders Darley Abbey village offers a café, fine dining at the restaurant, Darleys, cricket ground, children's play area, canoe club and very pleasant walks along the banks of the River Derwent. 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.

Accommodation

Ground Floor

Entrance Porch/Hallway

8'2" x 4'1" (2.50 x 1.26)

With entrance door with inset window with leaded finish, patterned tile flooring and latch door giving access to utility cupboard.



Lounge

14'9" x 11'7" (4.50 x 3.55)

With electric fire, deep skirting boards and architraves, high ceiling, two decorative beams to ceiling, laminated wood flooring, staircase leading to first floor, understairs storage cupboard and two multi-pane windows with fitted blinds with aspect to front.



Storage Cupboard

6'10" x 2'6" (2.09 x 0.77)

Providing storage.

Kitchen/Dining Room
14'11" x 9'0" (4.56 x 2.75)



Dining Area

With laminated wood flooring, radiator, storage cupboard alcove and open space leading to kitchen area.



Kitchen Area

With single stainless steel sink unit with mixer tap, wall and base units, fitted worktops, built-in four ring gas hob, built-in electric oven, extractor hood, slimline dishwasher, fridge/freezer, laminated wood flooring, side window, multi-pane window to front with fitted blind and internal door.



Utility Cupboard

3'9" x 3'4" (1.15 x 1.02)

With plumbing for automatic washing machine, vent for tumble dryer and tile flooring.

First Floor Landing

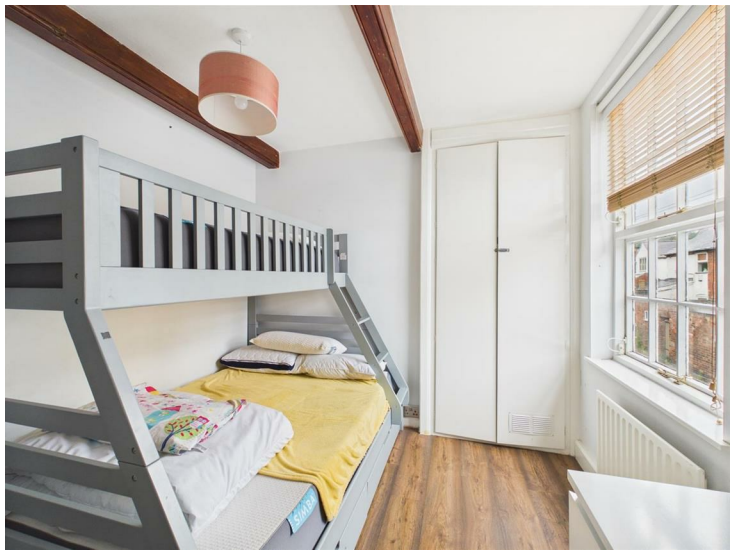
9'3" x 7'5" x 3'1" x 2'9" (2.84 x 2.27 x 0.95 x 0.85)

With tile flooring, display alcove and staircase leading to second floor.

Bedroom Two

10'2" x 8'10" (3.11 x 2.70)

With built-in cupboard housing the central heating boiler, deep skirting boards and architraves, high ceiling, two decorative beams to ceiling, wood flooring, radiator, multi-pane window to front with fitted blind and internal panelled door.



Bedroom Three

8'2" x 7'0" (2.49 x 2.15)

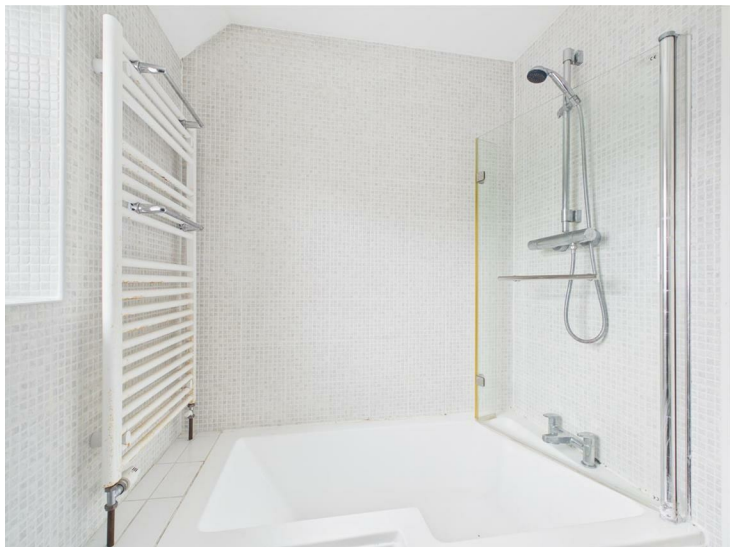
With radiator, deep skirting boards and architraves, high ceiling, multi-pane window to front with fitted blind and internal panelled door.



Bathroom

7'5" x 5'6" (2.28 x 1.69)

With bath with shower over and shower screen door, fitted wash basin with fitted base cupboards underneath, low level WC, fully tiled walls, tile flooring, heated towel rail/radiator, double glazed window to side and internal panelled door.



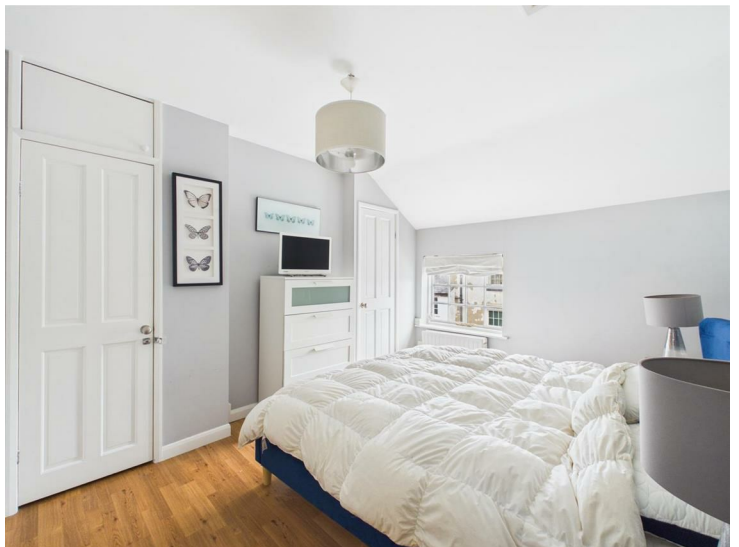
Second Floor Landing

2'7" x 2'2" (0.79 x 0.68)

Bedroom One

12'0" x 9'6" (3.66 x 2.91)

With wood flooring, two built-in wardrobes, radiator, multi-pane window to front with fitted lines, access to roof space and internal panelled door.

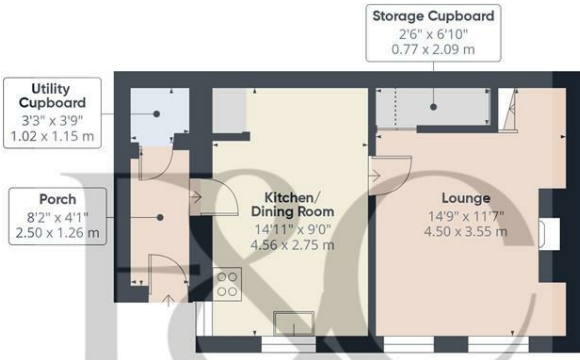


Garden

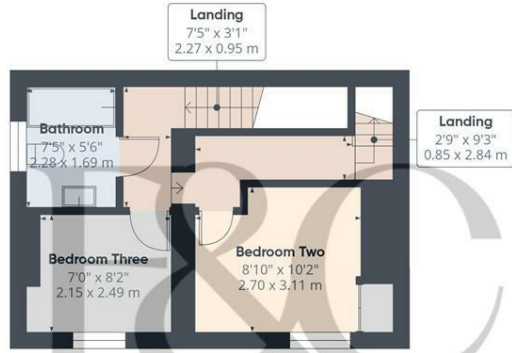
To the front of the property is a paved courtyard garden with natural stone walling.



Council Tax Band C



Floor 0



Floor 1



Floor 2



Approximate total area^m
741 ft²
69.2 m²

Reduced headroom
13 ft²
1.2 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.

GIRAFFE360



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

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Darley Abbey
Derby
DE22 1DR

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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	