



5 Spinney Close, Darley Abbey, Derby, Derbyshire, DE22 1EG

£799,950



Enjoying a splendid position within the heart of this beautiful village, this is a remarkable family home set on a private drive, featuring a large living dining kitchen, six bedrooms, two bathrooms/two en-suites, private corner wraparound garden with large entertaining area and double width multi vehicle driveway with separate stand alone garage with further hard standing space. Ecclesbourne School Catchment.



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Thoughtfully designed, this stylish home has a comfortable welcoming feeling with quality fitments throughout also including such UPVC double glazing and underfloor heating throughout.

With spacious accommodation arranged over three floors this impressive family home provides all the space and more required for a busy modern household.

The corner wraparound garden is surrounded by hedges and features a raised lawn area with stone built folly sundecking and patio areas. The landscaped decked seating arrangement provides the perfect entertaining area offering a high degree of privacy with distant horizon views. There is a large double width multi driveway to the front, stand alone single garage with further hard standing.

Spinney Close, a private drive, is positioned off Church Lane leading to four quality properties in this exclusive secluded position.

Darley Abbey is a unique village being connected to the city centre via a pleasant riverside walk through the beautiful Darley Park with cafe, cricket club and children's play area. Of particular note in the village is a vibrant leisure scene having several cafes, wine bars, public houses and restaurants mainly within the Mills area being a World Heritage Site.

Within the village is the reputable Walter Evans primary school, Old Vicarage private preparatory school with many children latterly attending the noteworthy Ecclesbourne secondary school in nearby Duffield.

A highly impressive, large family home and individual position within a stunning village location.

ACCOMMODATION

GROUND FLOOR

STORM PORCH

ENTRANCE HALL

14'8" x 5'8" (4.47m x 1.73m)

A very welcoming, formal and practical hallway with quality Karndean flooring with large inset coir mat, underfloor heating, half wooden panelling, stairs lead to the first floor with a useful storage area suitable for coats and shoes.

CLOAKROOM

5'7" x 3'10" (1.70m x 1.17m)

Smartly appointed with a low level WC and wash basin, half wall panelling, useful storage cupboard.

LOUNGE

16'9" x 14'9" (5.11m x 4.50m)

A large space suitable for the family and offering layout versatility with internal double doors opening into the dining area of the

kitchen and UPVC double glazed French doors opening to the side patio and lawned garden, also accessed from the hallway, media connections, underfloor heating.

LIVING DINING KITCHEN

30'6" x 12'3" (9.30m x 3.73m)

A magnificent open plan space spanning the full width of the rear of the house with Karndean flooring throughout with underfloor heating, two sets of UPVC double glazed French doors opening directly onto a large decked entertaining area and sun terrace.

There is ample space for dining and comfortable living furniture.

The kitchen is beautifully appointed with a quality range of fitted units having attractive contrasting toned cupboard and drawer fronts, granite work surfaces, central island and breakfast bar with solid Oak worktop, recessed sink and drainer, Rangemaster oven and hob with extractor fan over, AEG integrated dishwasher, integrated fridge and freezer.

UTILITY

9'6" x 6'11" (2.90m x 2.11m)

A further practical and generous space for laundry appliances, storage area and with a further range of fitted cupboards, Belfast style sink with Beech butcher block work surface, 2/3 wall panelling, front facing UPVC double glazed window and Karndean flooring with underfloor heating.

FIRST FLOOR

LANDING

12'1" x 6'9" (3.68m x 2.06m)

An attractive landing space with stairs continuing to the second floor.

BEDROOM ONE

16'3" x 12'2" (4.95m x 3.71m)

A very spacious principal bedroom suite with built-in wardrobes and ample space for further furniture, front facing UPVC double glazed window, underfloor heating. Access into:



EN-SUITE

7'4" x 5'2" (2.24m x 1.57m)

Smartly appointed with a large shower enclosure with mains chrome shower, low level WC with concealed cistern and wash basin, attractively tiled, UPVC double glazed window, extractor fan, towel radiator.

BEDROOM TWO

13'4" x 12'2" (4.06m x 3.71m)

A second spacious en-suite bedroom with wall panelling, rear facing UPVC double glazed window with pleasant aspect, underfloor heating. Access into:

EN-SUITE

7'1" x 5'2" (2.16m x 1.57m)

Smartly appointed with a large shower enclosure with mains chrome shower, low level WC with concealed cistern and wash basin, attractively tiled, extractor fan, towel radiator.

BEDROOM THREE

12'2" x 10'3" (3.71m x 3.12m)

A classic double bedroom with ample space

for all furniture, rear facing UPVC double glazed window, underfloor heating.

BEDROOM FOUR

13'1" x 7'9" (3.99m x 2.36m)

A further generous bedroom positioned to the front of the house with a UPVC double glazed window, underfloor heating.

FAMILY BATHROOM

8'4" x 5'10" (2.54m x 1.78m)

The main bathroom is beautifully tiled have a bath with handheld shower attachment, wash basin and WC with concealed cistern, deep tiled sill, extractor fan, towel radiator.

SECOND FLOOR

LANDING

6'3" x 6'1" (1.91m x 1.85m)

With access to a large storage cupboard.

BEDROOM FIVE

16'11" x 8'x8" (5.16m x 2.44mx2.44m)

A superb loft-style bedroom with rear facing dormer window with Plantation shutters,



ample space for all bedroom furniture, eaves storage, underfloor heating.

BEDROOM SIX

16'11" x 8'x8" (5.16m x 2.44mx2.44m)

A further spacious loft-style bedroom although currently used as a home office with a front facing dormer window with Plantation shutters, eaves storage, underfloor heating.

FAMILY SHOWER ROOM

9'11" x 5'10" (3.02m x 1.78m)

A further smartly appointed shower room appointed with a deep walk in multi jet shower, wash basin and WC with concealed cistern, attractive wall tiling, Velux window, extractor fan, towel radiator, airing cupboard.

OUTSIDE

The Corner wraparound garden includes a raised lawn area with stone built folly, private patio & additional sun decking spanning the width of the rear. The perfect entertaining area offering a high degree of privacy with distant horizon views. There is a large double width block paved area to the front of the

property for approx 4 vehicles, gated access to the garden and attractive raised bed. The home is situated in a courtyard style arrangement with a stand alone garage & additional hard standing located on the private driveway across from the property.

GARAGE

17'10" x 9'1" (5.44m x 2.77m)

Single garage with electric door, power & lighting. Block paved additional car standing space to the side.



Road Map



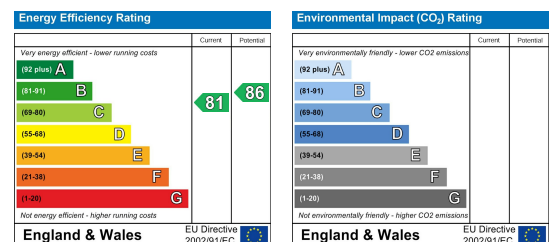
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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