4 Bed House - Detached

2 Waterside Close, Darley Abbey, Derby DE22 1JT
Offers Around £550,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Highly Appealing Detached Home - Ideal Choice for Families or Those Looking to Downsize
- Ecclesbourne School Catchment Area
- Peaceful Cul-de-Sac Location - Close to Darley Park
- Lounge, Dining Room, Kitchen/Diner
- Four Bedrooms, Two En-Suites, Family Bathroom
- Generous Gardens - Front, Side & Rear - External Watering System & Wine/Garden Store
- Driveway & Double Garage with Workshop
- Very Convenient Residential Area for Amenities & Transport Links
- Close to Derwent Valley Mills & Nature Reserve known as Nutwood
- Fast access on to the A6, A38, A50 and A52

ECCLESBOURNE SCHOOL CATCHMENT AREA - This four bedroom detached house with double garage offers a perfect blend of comfort and convenience - ideal choice for families or those looking to downsize.

The Location

Darley Abbey Village is situated approximately 1 mile north from Derby City centre and offers a historic church, Broadway public house and a regular bus service operates along Duffield Road (A6). The beautiful Darley Park which borders Darley Abbey village offers a cafe, cricket ground, children's play area, canoe club and very pleasant walks along the banks of the River Derwent. Derwent Valley Mills including a fine dining restaurant and popular wine bars. 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 Hall

7'1" x 4'10" (2.16 x 1.48)

With entrance door, radiator, coving to ceiling, double glazed window to side and double glazed window to front.

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Lounge

15'5" x 15'5" (4.72 x 4.71)

With fireplace with inset living flame gas fire, feature cathedral style ceiling, two radiators, two double glazed windows to front, sizeable double glazed picture window overlooking garden and open square archway.

Dining Room

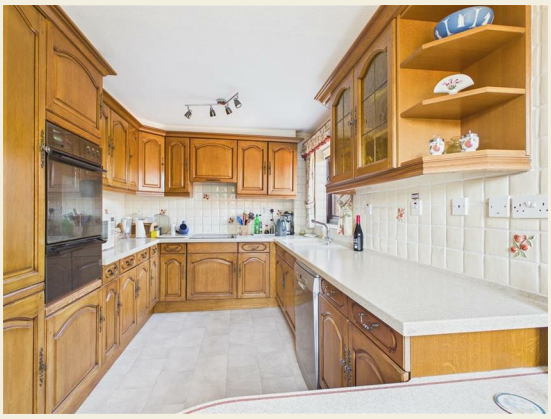
15'4" x 12'8" (4.69 x 3.88)

With radiator, coving to ceiling, double glazed sliding patio door opening onto garden and staircase leading to first floor.

Kitchen Diner

15'3" x 8'3" (4.67 x 2.54)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring electric hob with concealed extractor hood, built-in double electric fan assisted oven, continuation of the worktops forming a useful breakfast bar area, plumbing for dishwasher, radiator, double glazed window to front, double glazed window to side overlooking side garden, integrated fridge/freezer and internal glazed door.



Utility Room

6'9" x 4'9" (2.06 x 1.47)

With single stainless steel sink unit with mixer tap, fitted base cupboard, plumbing for automatic washing machine, radiator, shelving, central heating boiler, double glazed window to front and double glazed entrance door.

Inner Hall

6'9" x 2'8" (2.08 x 0.82)

With built-in cupboard housing the hot water cylinder with sliding door, radiator, coving to ceiling and double glazed window overlooking garden.

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Bedroom Four

11'6" x 11'5" (3.53 x 3.48)

With radiator, coving to ceiling, double glazed window to side and double glazed sliding patio door opening to garden.

En-Suite

6'6" x 6'1" (1.99 x 1.87)

With shower, wash basin, low level WC, fully tiled walls, tile flooring, heated towel rail/radiator, spotlights to ceiling, extractor fan and double glazed window to side.

First Floor Landing

7'4" x 5'10" (2.26 x 1.80)

With coving to ceiling and access to roof space.

Bedroom One

11'6" x 11'6" (3.53 x 3.52)

With fitted wall and base cupboards and bedside cabinets, fitted dressing table, radiator, open archway leading into wardrobe area and two double glazed windows.

Wardrobe Area

6'8" x 2'11" (2.05 x 0.89)

With built-in wardrobes with sliding door, radiator and door giving access to en-suite.

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En-Suite

6'7" x 5'7" (2.01 x 1.71)

With separate shower cubicle with shower, wash basin, low level WC, fully tiled walls, radiator and double glazed window to side.

Bedroom Two

15'4" x 9'5" (4.69 x 2.88)

With fitted wardrobes, fitted corner dressing table, radiator, coving to ceiling, double glazed window to front and double glazed window to side.

Bedroom Three

8'5" x 7'8" (2.57 x 2.35)

With built-in cupboard, radiator, coving to ceiling and double glazed window to front.

Family Bathroom

7'4" x 5'7" (2.24 x 1.71)

With bath with mixer tap/shower attachment, pedestal wash handbasin, low level WC, fully tiled walls, tiled effect flooring, radiator and double glazed window to side.

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Front Garden

The property is set back behind a lawn fore-garden with two attractive trees.

Side Garden

To the side of the property is an enclosed patio with retaining wall providing a pleasant sitting out space with gate. Furthermore, to the side of the property is a lawn garden with small trees.

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Rear Garden

To the rear of the property is a private, well-screened garden with a varied selection of shrubs, plants and attractive patio.

Wine Store

11'10" x 3'2" (3.61 x 0.98)

With concrete floor, power, lighting and can also be used as a garden store.

Driveway

A tarmac driveway provides car standing spaces for three vehicles.

Double Garage

17'10" x 17'0" (5.44 x 5.20)

With concrete floor, power, lighting, open archway leading into workshop and two electric doors.

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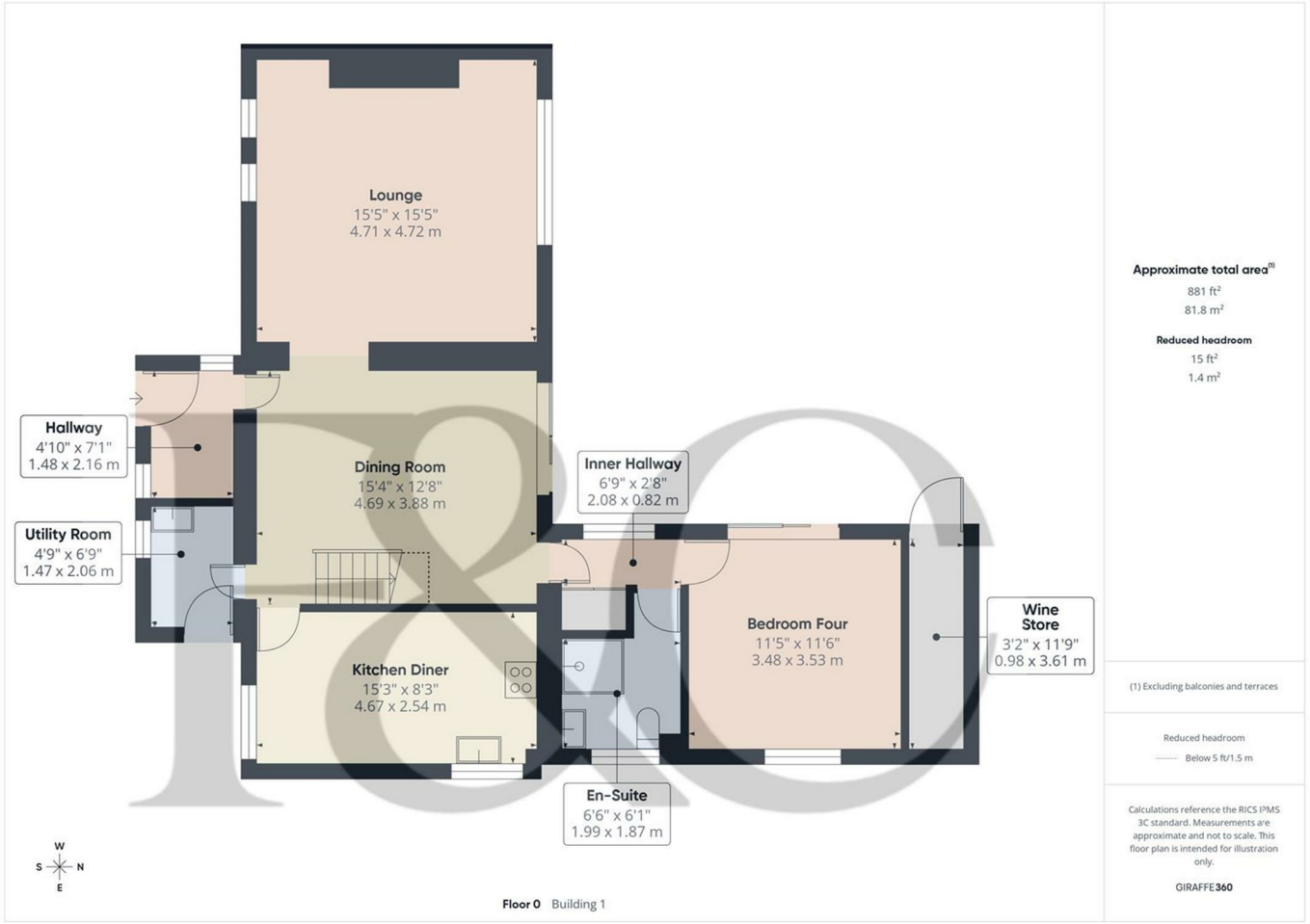
Workshop

12'0" x 5'8" (3.66 x 1.75)

With concrete floor, power, lighting, window and panelled door giving access to garden.

Council Tax Band - F

Derby City



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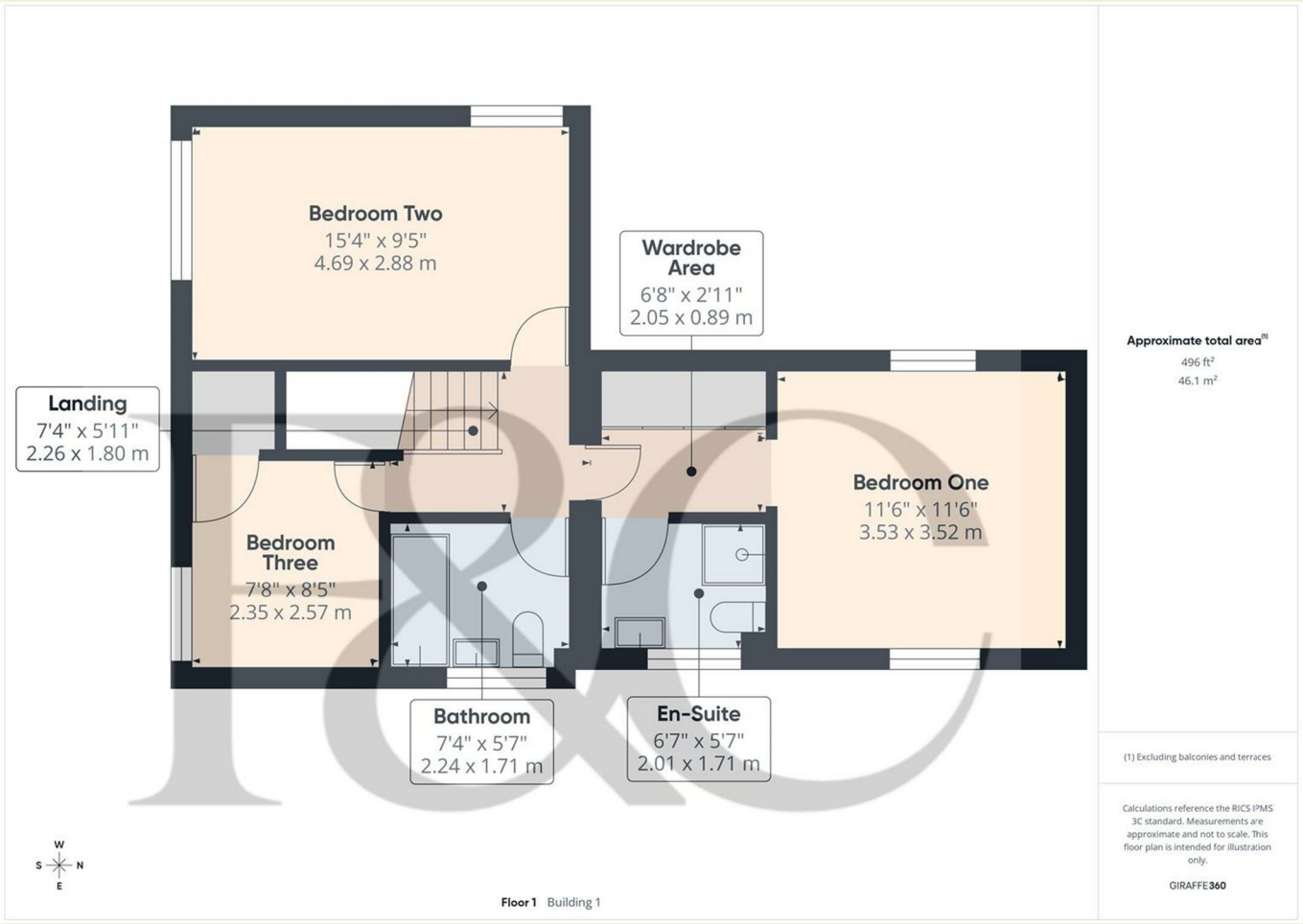

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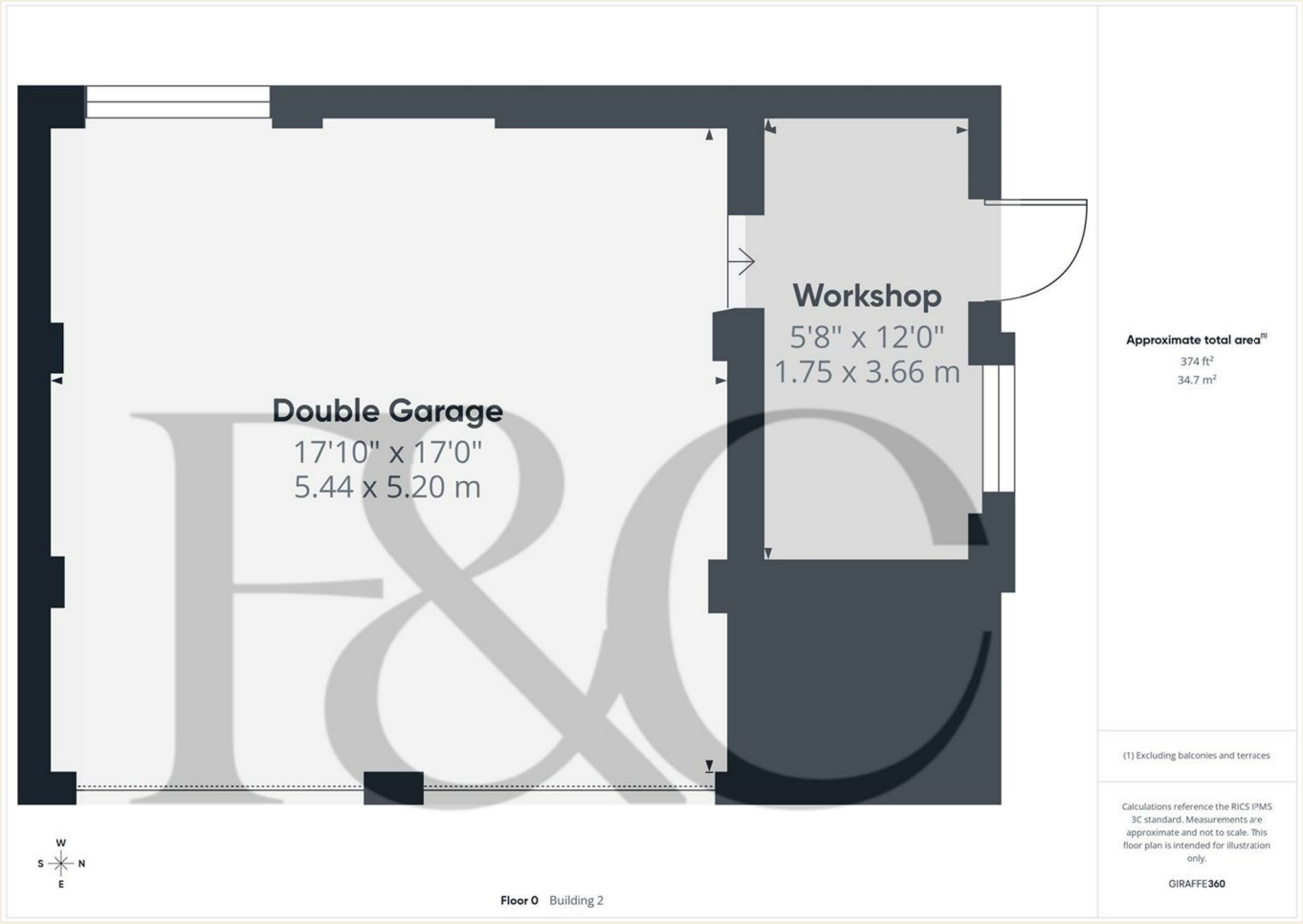

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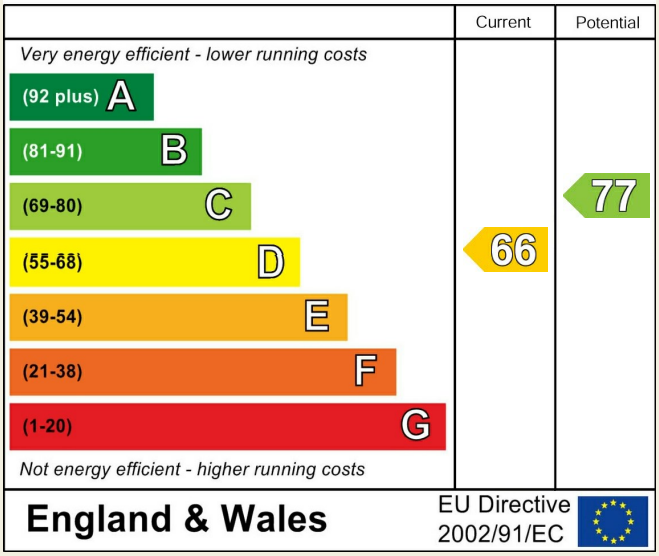
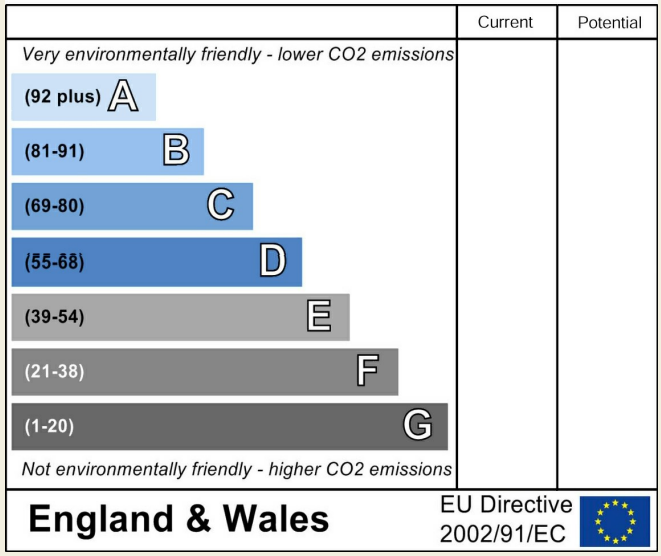
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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