



ST. MATTHEWS WALK, DARLEY ABBEY, DERBY

PRICE £250,000

2 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



WELCOME TO ST. MATTHEWS WALK

NO CHAIN - A well presented two bedroom detached bungalow, set on this generous corner plot position with detached single garage to the rear, occupying a highly sought after location in Darley Abbey Village close to the beautiful Darley Park and Darley Mills. The property also offers a delightful south facing rear garden with access to the detached garage.

The property has been recently redecorated to a tasteful neutral theme throughout and has the benefit of a combination boiler gas central heating system, uPVC double glazing and in brief comprises: entrance hallway, living dining room, fitted kitchen, two well proportioned bedrooms and bathroom.

Outside, the property has a front and side garden area with driveway off Darley Abbey Drive providing parking for one car leading a detached single garage. There is also gated access to a low maintenance rear garden with block paved patio area with raised level planting bed and further patio.

THE DETAIL

Located in the highly sought-after village of Darley Abbey, this well-presented two-bedroom bungalow occupies a generous corner plot and offers comfortable, low-maintenance living in a desirable residential setting. Recently redecorated throughout in a tasteful neutral colour scheme, the property also benefits from double glazing, gas central heating and replacement carpets, making it ready to move straight into.

A uPVC double-glazed side entrance door leads into the hallway, which provides access to both bedrooms, the bathroom, airing cupboard and main living accommodation, together with loft access. The spacious lounge/dining room is filled with natural light from a large front-facing window and features decorative coving and wall lighting. An open archway leads through to the kitchen, creating a sociable, semi-open-plan feel.

The kitchen is fitted with a range of cream-panelled units with brushed stainless steel handles, roll-edge work surfaces, an integrated electric oven, gas hob and extractor hood, together with spaces for additional appliances. A rear door and window overlook the garden.

There are two well-proportioned bedrooms, with the primary bedroom positioned to the front and the second overlooking the rear garden. The bathroom is fitted with a white three-piece suite comprising a panelled bath with electric shower over, pedestal wash basin and low-level WC.

Externally, the property enjoys gardens to the front, side and rear, with generous planting beds enhancing the corner plot position. The enclosed rear garden has been designed for ease of maintenance, featuring a block-paved patio, raised beds and access to a detached brick-built garage. A driveway, accessed from Darley Abbey Drive, provides useful off-road parking.

CB+CO





The Location

Darley Abbey Village is a highly sought-after and picturesque location, combining historic charm with excellent amenities and convenient transport links. The village offers a local shop, the historic St Matthew's Church, and regular bus services to Derby City Centre and Belper.

Nearby, the iconic Darley Abbey Mills, a UNESCO World Heritage Site on the River Derwent, provides a stunning riverside setting with its weir and a vibrant mix of dining and leisure options, including Darley's Restaurant, Llorentes Tapas, and Darley Abbey Wine Bar, along with fitness facilities and a popular wedding venue.

Families benefit from excellent educational provision, including the well-regarded Walter Evans Primary School, with the area falling within the catchment for the highly regarded Ecclesbourne School in Duffield. Private education is also available locally at The Old Vicarage.

The village is ideally located for commuters, with easy access to the A6, A38, A50, and A52, linking to the M1 motorway. It is also conveniently close to Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce, and Derby Railway Station.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.



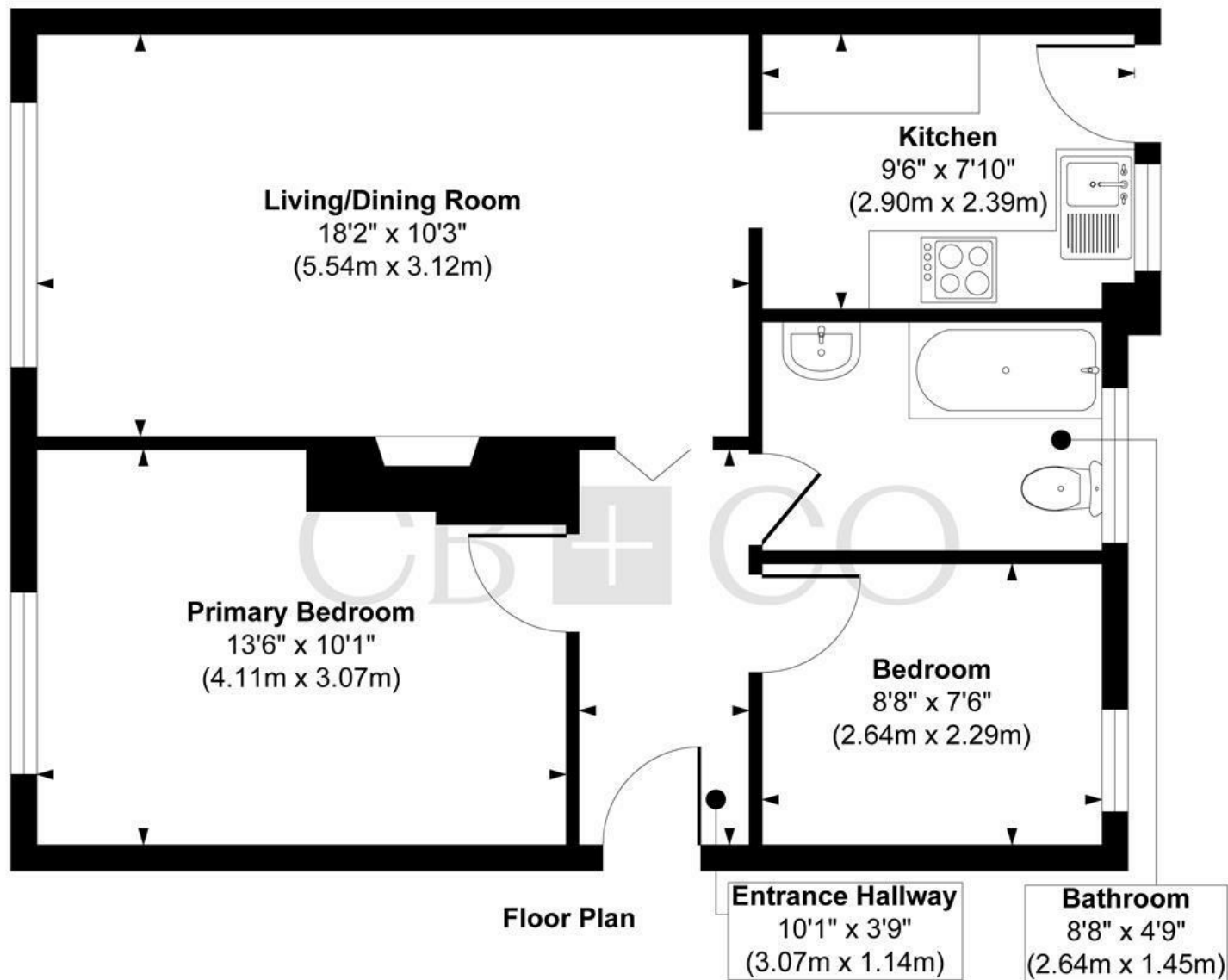








St. Matthews Walk, Darley Abbey, Derby



Approx. Gross Internal Floor Area 567 sq. ft / 52.67 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

567.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

B

- Well Presented Detached Two Bedroom Bungalow
- Tasteful Neutral Presentation - Recently Redecorated
- Close to the Heart of Darley Abbey Village & Darley Park
- Entrance Hallway & Spacious Living Dining Room
- Well Appointed Fitted Kitchen
- Two Bedrooms & Bathroom
- Corner Plot - South Facing Low Maintenance Rear Garden
- Rear Driveway & Single Detached Garage
- Ecclesbourne School & Walter Evans School Catchment Area
- No Chain Involved

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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