



## 3 Bed House - Detached

25 Abbey Lane, Darley Abbey, Derby DE22 1DG

Offers Over £299,950 Freehold



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**Fletcher  
& Company**

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- Well Presented Detached Property
- Ecclesbourne School Catchment Area
- Located in the Heart of Darley Abbey Village – Close to Darley Park
- Gas Central Heating & Double Glazing
- Lounge/Dining Room
- Fitted Kitchen
- Three Bedrooms & Fitted Bathroom
- Pleasant Gardens
- Driveway, Carport & Brick Garage
- Potential to Extend (Subject to Planning Permission)

**ECCLESBOURNE SCHOOL CATCHMENT AREA** – A well-presented three bedroom detached property with garage located in the heart of Darley Abbey Village, just a short walk away to Darley Park and the vibrant Derwent Valley Mills.

Nestled in the charming area of Darley Abbey, Derby, this well-presented detached house on Abbey Lane offers a delightful blend of comfort and potential.

One of the standout features of this home is the ample parking available, with space for up to three vehicles. The driveway, carport and garage provide easy access and security for your vehicles.

For those with an eye for potential, this house offers the exciting opportunity to extend, subject to planning permission.

#### The Location

Darley Abbey Village is situated approximately 1 mile north from Derby City centre and offers a general store, 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

12'8" x 5'6" (3.88 x 1.68)

With double glazed entrance door, wood flooring, radiator, understairs storage cupboard staircase leading to first floor.



### Cloakroom

4'7" x 3'2" (1.41 x 0.97)

With WC, fitted wash basin with chrome fittings and fitted base cupboard underneath, wood flooring, radiator, double glazed obscure window and internal door with brushed chrome fittings.



### Lounge/Dining Room

20'9" x 10'1" (6.33 x 3.08)

With wood flooring, two radiators, double glazed window with aspect to front, double glazed window with aspect to rear and internal panelled door with brushed chrome fittings.



## Kitchen

9'10" x 7'6" (3.02 x 2.31)

With one and a half stainless steel sink unit with chrome mixer tap, wall and base fitted units with matching worktops, built-in four ring induction hob, built-in electric fan assisted oven, extractor hood, plumbing for automatic washing machine, space for fridge/freezer, small breakfast bar area, radiator, internal glazed door with brushed chrome fittings, two double glazed windows and double glazed door giving access to garden.



## First Floor Landing

6'11" x 2'10" (2.12 x 0.88)

With cupboard housing the boiler and double glazed window.



## Bedroom One

11'5" x 10'2" (3.50 x 3.10)

With radiator, double glazed window to rear and internal door with brushed chrome fittings.



### Bedroom Two

10'0" x 8'11" (3.06 x 2.72)

With radiator, double glazed window with aspect to front and internal door with brushed chrome fittings.



### Bedroom Three

8'3" x 7'7" (2.53 x 2.32)

With radiator, double glazed window to rear and internal door with brushed chrome fittings.



### Bathroom

7'8" x 5'5" (2.34 x 1.66)

With bath with chrome fittings including chrome shower over with shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, radiator, shaver point, double glazed obscure window and internal door with brushed chrome fittings.



### Front Garden

The property is set well back from the pavement behind a deep, lawned, fore-garden with a paved pathway leading to the entrance door.



### Rear Garden

To the rear of the property is a generous sized garden laid to lawn with patio enjoying a warm westerly aspect.



### Driveway

Providing off-road car parking.



## Double Length Carport

33'6" x 9'11" (10.23 x 3.04)



## Brick Detached Garage

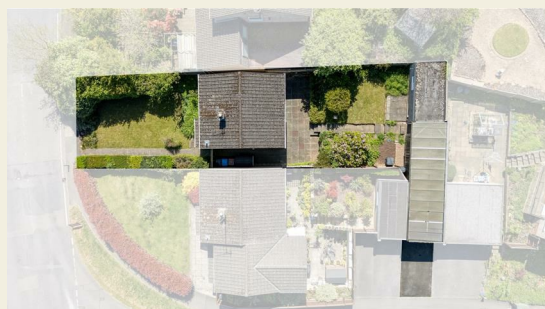
16'2" x 7'10" (4.93 x 2.40)

With power and lighting.

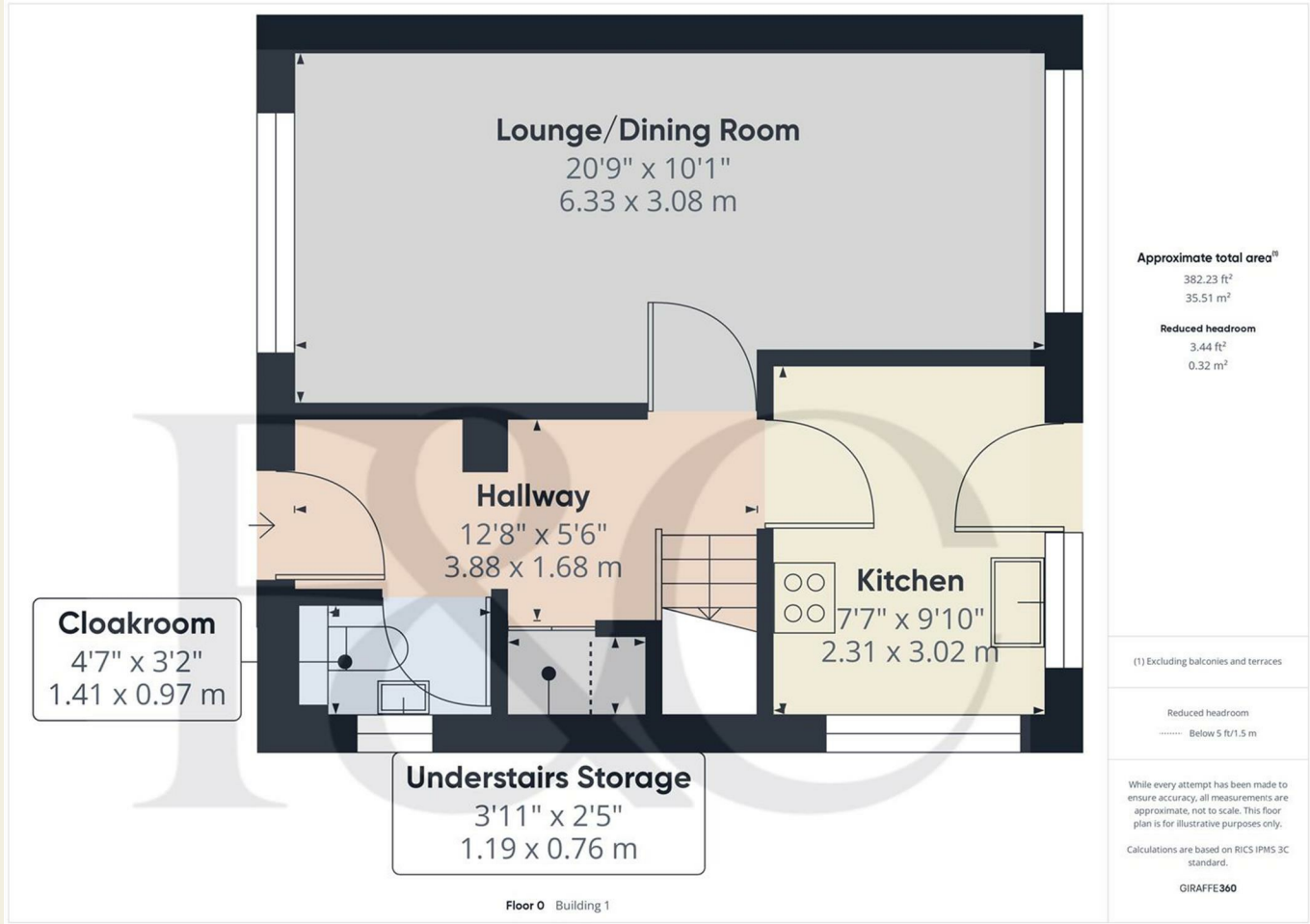


## Council Tax Band - D

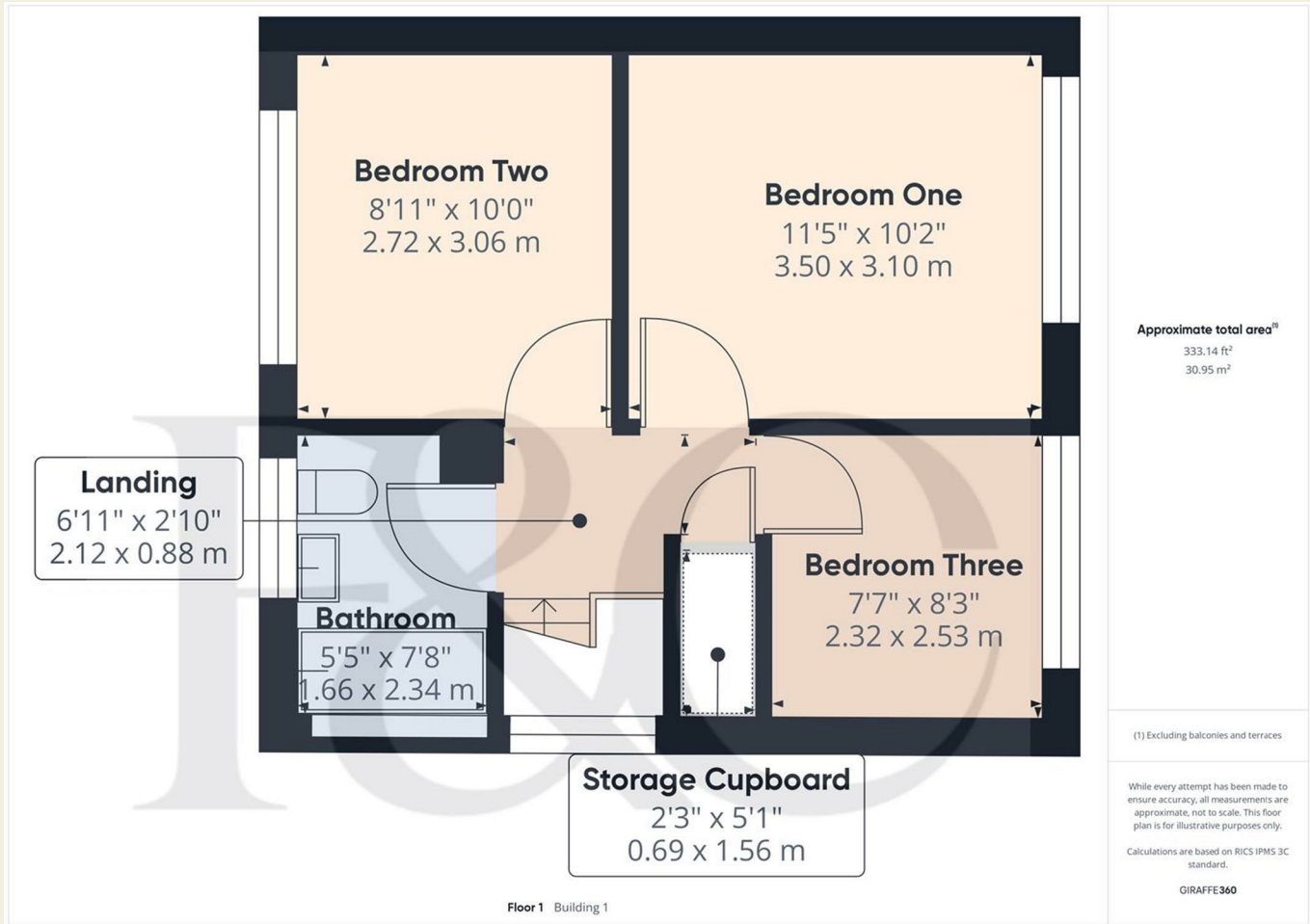
Derby City



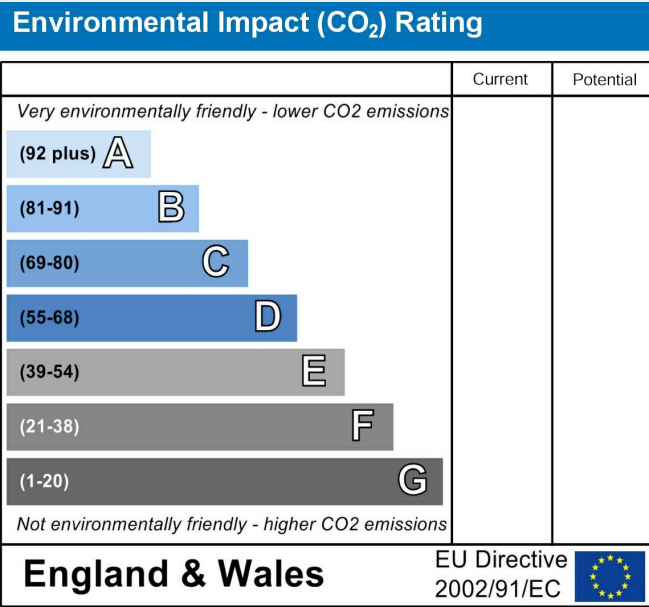
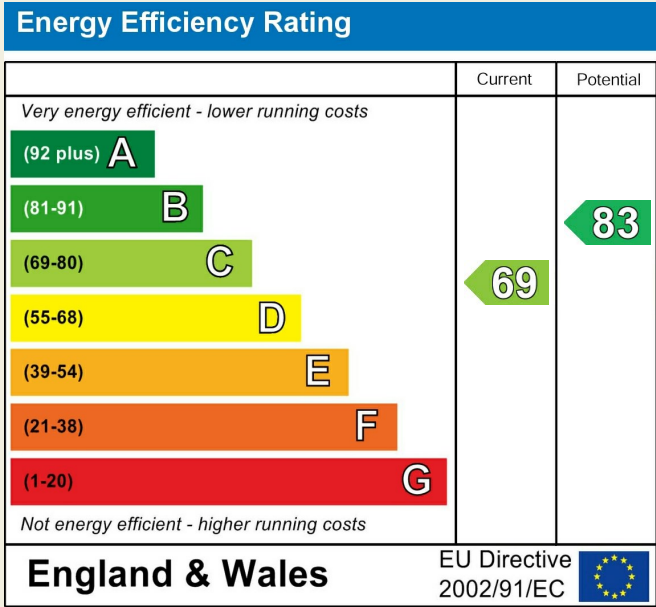
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