



4 Canons Walk, Darley Abbey, Derby, DE22 1FG

Offers In The Region Of  2  1  1 

A superbly presented and much improved two bedroom detached bungalow with garage in this highly popular and sought after village location. NO CHAIN.



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Offers In The Region Of £260,000



DIRECTIONS

Approaching Darley Abbey from Derby on the A6, turn right onto Mile Ash Lane, proceed past the village store taking the next left onto Darley Abbey Drive, continue along passing the school taking the second right into Canon's Walk where the bungalow will be found on the right.

The smartly presented interior incorporates both gas centrally heating and UPVC double glazed windows briefly comprises, entrance hallway with side main door, spacious lounge with attractive gas fire, modern fitted kitchen, generous main bedroom and single bedroom two, finally an attractively tiled bathroom with shower over bath.

Externally there is a tarmac frontage and side driveway providing comfortable off road parking continuing to a detached brick garage (up and over door changed for a window) set to the rear of the plot. The rear garden is a delightful, low maintenance area perfect for entertaining and relaxing having artificial turf and hedgerow with a raised gravelled border, gated front access and side door into garage.

Darley Abbey is an attractive village setting connected to the city centre via a riverside walk through the beautiful Darley park. Locally there is a typical village store, popular public houses, schools and world heritage mills area home to independent retailers, wine bar, restaurant, wedding venue and gym.

A superb property and location.

ACCOMMODATION

Entering the property through a side timber door into:

HALLWAY

Natural wood effect laminate flooring, built-in cloaks cupboard, loft access and radiator.

LOUNGE

17'5" x 10'2" (5.31m x 3.10m)

A spacious lounge featuring a large UPVC double glazed bow window to the front elevation, attractive gas fire with marble hearth and surround, natural wood effect laminate flooring, media connections and radiator, door into:

KITCHEN

9'7" x 7'9" (2.92m x 2.36m)

Beautifully appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, attractive granite work surfaces and tiled splashback, stainless steel sink and drainer, electric oven, gas hob, space for a washing machine and American style fridge freezer, natural wood effect laminate flooring, UPVC double glazed window, door to garden, radiator.

BEDROOM ONE

13'4" x 10'1" (4.06m x 3.07m)

A spacious double bedroom with front facing UPVC double glazed window, inset ceiling downlighters, natural wood effect laminate flooring and radiator.

BEDROOM TWO

9'8" x 7'4" (2.95m x 2.24m)

A generous second bedroom with rear facing UPVC double glazed window, space for a single bed along with study furniture, inset ceiling downlighters, radiator.

BATHROOM

9'7" x 4'9" (2.92m x 1.45m)

Beautifully tiled and appointed with a white three piece suite comprising, a panelled bath with an electric shower over and screen, wash basin and WC, tiled floor, UPVC double glazed window, UPVC double glazed window, chrome towel radiator.

OUTSIDE

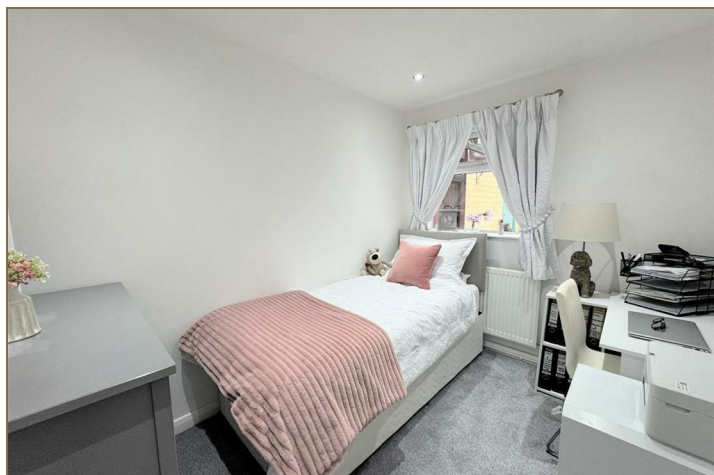
Externally there is a tarmac frontage and side driveway providing comfortable off road parking, with EV charger, continuing to a detached brick garage set to the rear of the plot.

The rear garden is a delightful, low maintenance area perfect for entertaining and

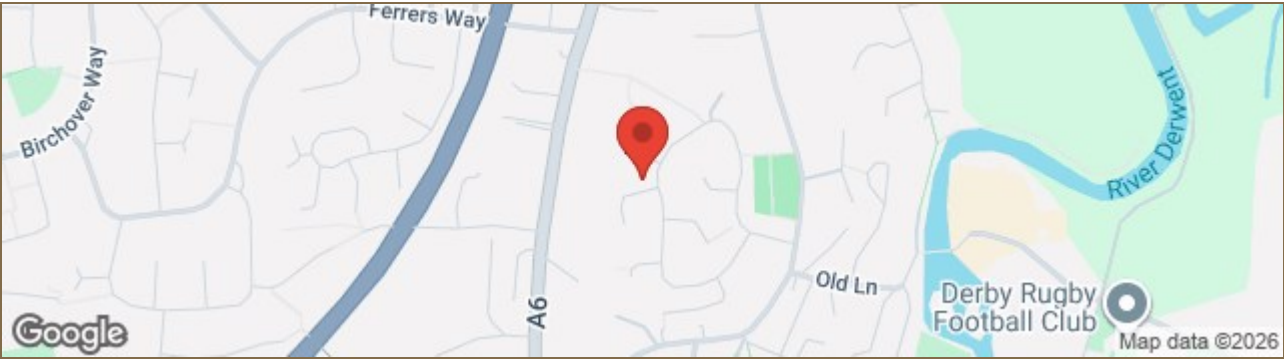
relaxing having artificial turf and hedgerow with a raised gravelled border, gated front access and side door into garage.

GARAGE

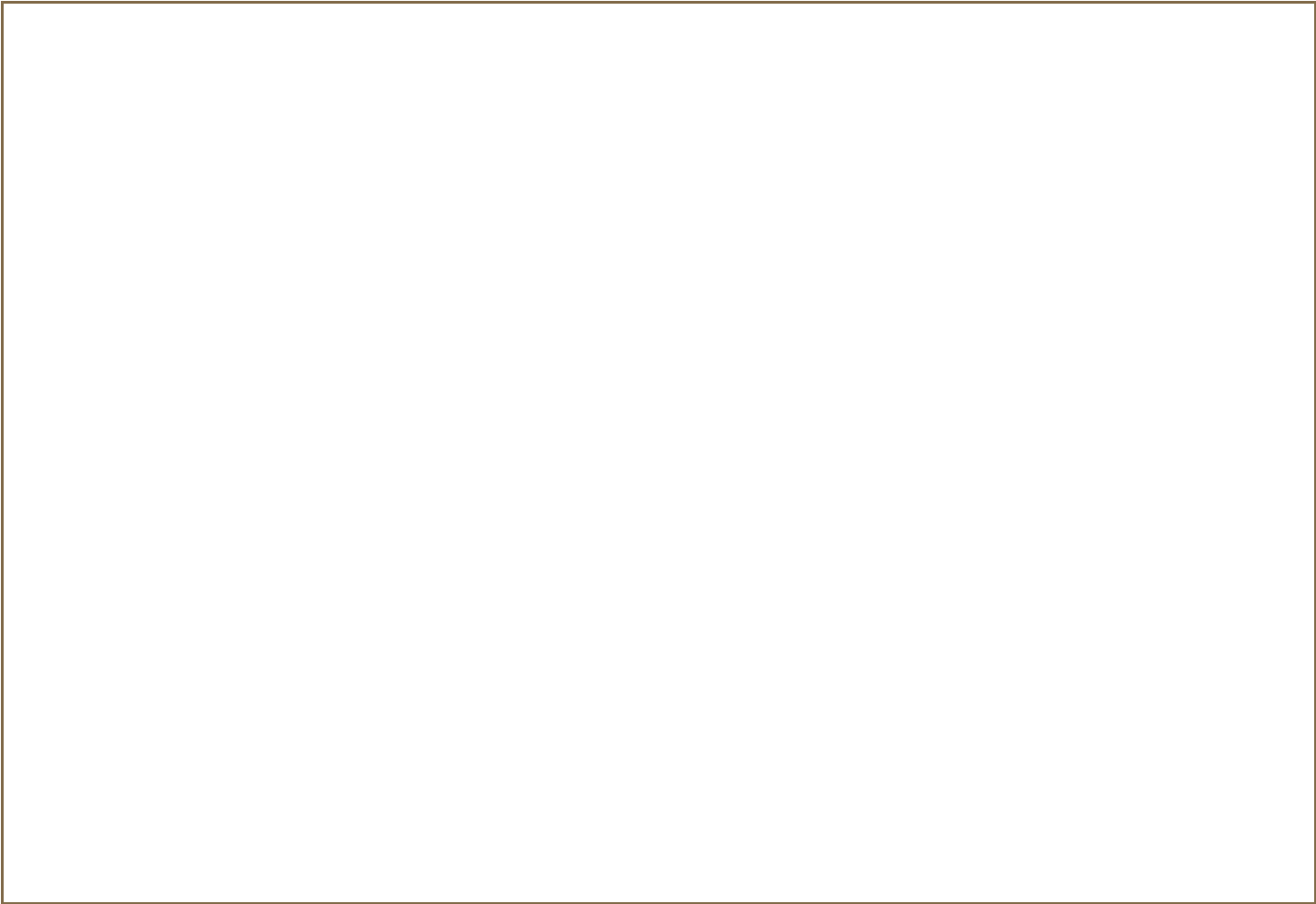
A brick built typical sized single garage with power, light and personal side door. The main up and over door (still available) has been replaced with a window.



Road Map



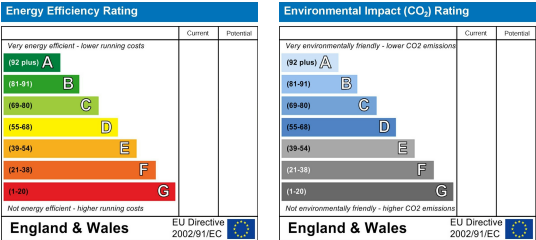
Floor Plan



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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