Fletcher & Company

201B Duffield Road, Darley Abbey, Derby, DE22 1JE

Price £460,000

Freehold

- Ideal Family Home with Double Garage
- Superbly Located
- Hall & Fitted Guest Cloakroom
- Lounge, Dining Room & Study
- Fitted Kitchen & Utility
- Four First Floor Bedrooms, Principal with En-Suite, plus Bathroom
- Rear Gated Driveway & Double Garage
- Enclosed Garden
- Close to Darley Park & Derby City Centre
- Close to Excellent Amenities

Summary

A conveniently located, four bedroom, detached residence with double garage occupying a prominent position on Duffield Road in Derby.

This is an ideal family home which is double glazed and gas central heated with accommodation comprising entrance hall with staircase to first floor, fitted guest cloakroom, living room, dining room, study, kitchen and utility. The first floor landing leads to a principal bedroom with en-suite shower room, three further bedrooms and a bathroom.

The property benefits from gardens to both the front and the rear, the latter offering a good degree of privacy and featuring a lawn, rear driveway accessed through electric gates which leads to a double garage.

The Location

The property's position on Duffield Road gives easy access into Derby City centre and a complete range of services. A regular bus service runs into Derby and Belper. There is excellent schooling in the area including Walter Evans, Lawn and Portway primary schools, St Benedict's secondary school as well as Woodlands and Landau Forte. The property is a short distance from beautiful Darley Park with a selection of amenities around the mills and a footpath to the city centre runs alongside the river Derwent. There are excellent transport links are nearby.

Accommodation

Ground Floor

Entrance Hall

17'7" x 3'4" (5.36 x 1.04)

A panelled and glazed entrance door provides access to hallway with central heating radiator and staircase to first floor with understairs storage cupboard.

Fitted Guest Cloakroom

6'3" x 5'0" (1.92 x 1.53)

Appointed with a low flush WC, half pedestal wash handbasin and central heating radiator.

Lounge

13'9" x 12'11" (4.21 x 3.96)

Featuring a fireplace with decorative surround and electric fire, central heating radiator and two double glazed windows to front.

Dining Room

11'8" x 9'7" (3.57 x 2.93)

Having a central heating radiator and double glazed French doors providing access to the summerhouse.

Study
12'11" x 7'6" (3.96 x 2.29)
With central heating radiator and two double glazed windows to front.

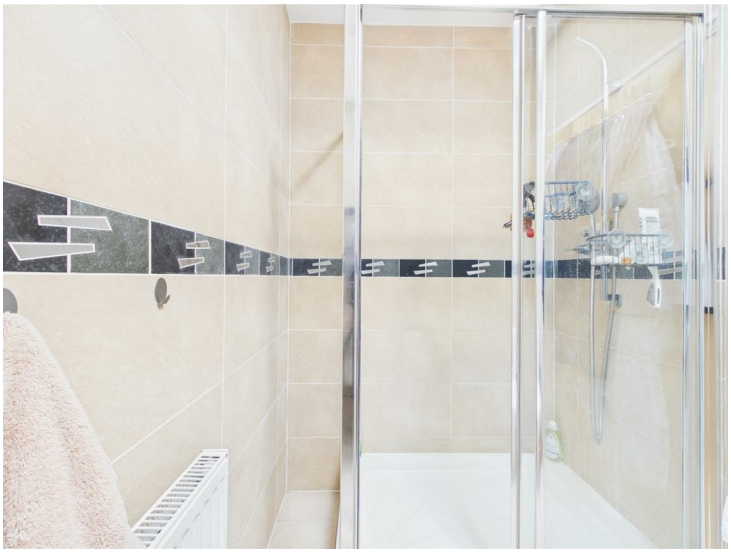
Breakfast Kitchen
11'9" x 10'8" (3.59 x 3.27)
Comprising granite effect worktops with tiled surrounds, stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built-in double oven, two integrated fridges and dishwasher, central heating radiator and double glazed window to rear.

Utility
6'3" x 5'0" (1.93 x 1.53)
With matching granite effect worktops, tiled surround, inset stainless steel sink unit, fitted base cupboard, appliance space suitable for washing machine and freezer, central heating radiator, wall mounted boiler and panelled and glazed door to side.

First Floor Landing
8'3" x 6'10" x 5'10" x 2'9" (2.54 x 2.10 x 1.80 x 0.85)
A semi-galleried landing with feature balustrade, access to loft space and airing cupboard.

Principal Bedroom
13'1" x 10'11" (4.01 x 3.33)
With central heating radiator, fitted wardrobes, two double glazed windows to front and door to en-suite.

En-Suite Shower Room
7'7" x 5'1" (2.32 x 1.56)
Fully tiled and appointed with a low flush WC, half pedestal wash handbasin, double shower cubicle and central heating radiator.

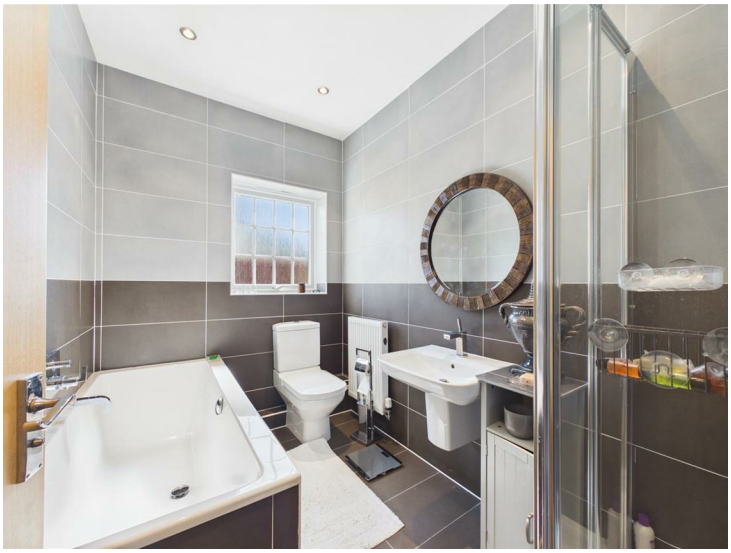


Bedroom Two
11'11" x 10'9" (3.65 x 3.28)
Having a central heating radiator, fitted wardrobe and double glazed window to rear.

Bedroom Three
11'10" x 9'6" (3.62 x 2.91)
With central heating radiator, fitted wardrobe and double glazed window to rear.

Bedroom Four
9'7" x 7'5" (2.93 x 2.27)
Having a central heating radiator, fitted wardrobe and two double glazed windows to front.

Well-Appointed Bathroom
8'5" x 6'0" (2.58 x 1.85)
Fully tiled and appointed with a stylish white suite comprising low flush WC, half pedestal wash handbasin, bath, separate shower cubicle, central heating radiator and double glazed window to side.



Outside

The property is well-screened from the road behind mature hedging incorporating a lawn fore-garden and well-stocked borders. To the rear of the property is an enclosed, mainly lawn garden with mature trees and double width driveway accessed through electric gates on Songbird Close. The driveway leads to a garage with side door.

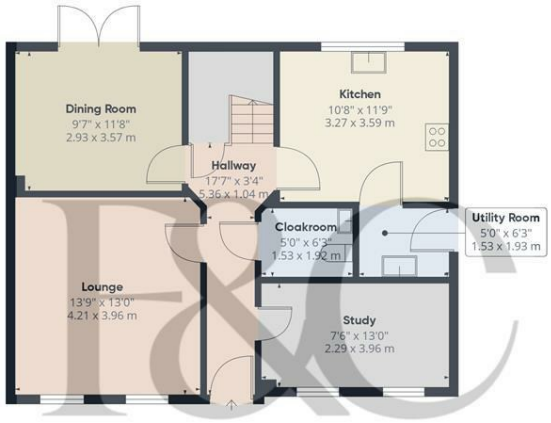
Summerhouse

A timber framed construction accessed from the dining room.

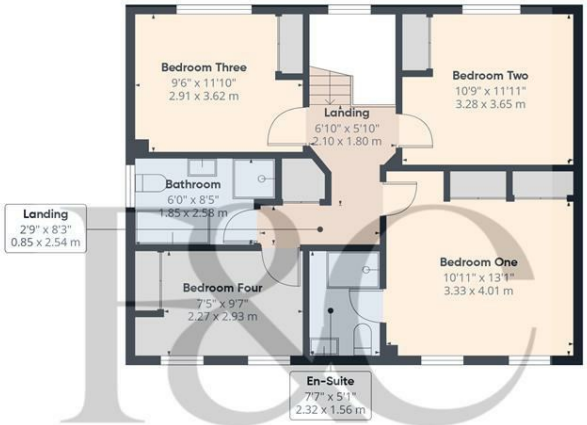
Double Garage

17'5" x 16'8" (5.31 x 5.09)

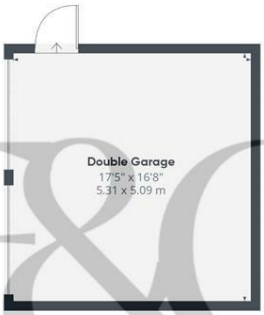
Council Tax Band F



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1648 ft²

152.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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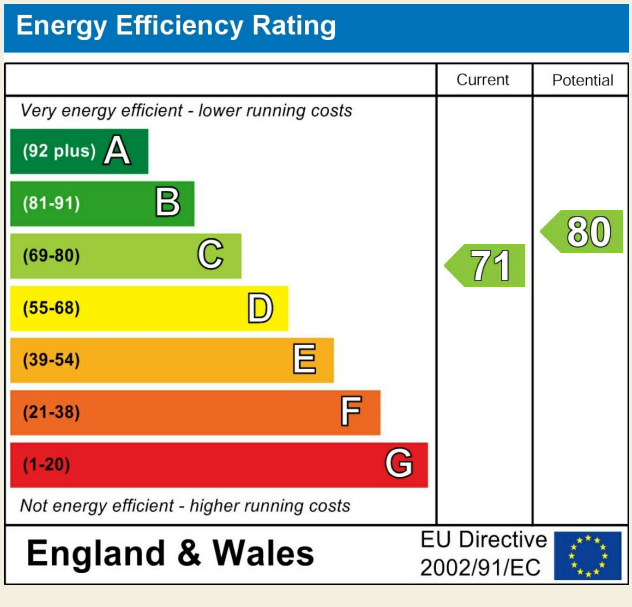

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Council Tax Band: F
Tenure: Freehold