

# 3 Bed House - Mid Terrace

Offers over £220,000

📍 Plough Gate, Darley Abbey, Derby, DE22 1FH



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A delightful gas centrally heated and UPVC double glazed mid town house situated in one of Derby's sought after villages. This well cared for home occupies a low maintenance plot with a garage situated in a nearby courtyard. Darley Abbey is considered to be one the most sought after enclaves and is sited within the renowned Walter Evans primary school together with the Ecclesbourne Secondary school catchments. The property is sold freehold. Council tax band B. Energy rating D. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

## Entrance Hall



Having composite and opaque double glazed entrance door and UPVC opaque double glazed window to front aspect. A timber and glazed internal door leads to the:-

## Sitting Room 15'11" x 11'9" (4.86 x 3.60)



The focal point of the room being the feature fire surround with marble hearth and matching back plate, recessed coal effect living flame fire, radiator, two wall light points, television connection point, UPVC double glazed window to front aspect and

staircase to first floor. An open arch leads to the:-



## Dining Room 10'2" x 7'10" (3.11 x 2.41)

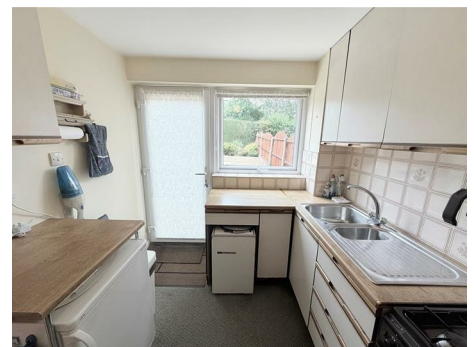


Having radiator and UPVC double glazed window to rear aspect.

## Kitchen 10'2" x 7'8" (3.10 x 2.34)



Having a range of wall and base cupboards with tiled splashbacks, free standing gas cooker, full height storage cupboard (housing the lagged cylinder), inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, UPVC double glazed window with adjacent UPVC double glazed door to garden.



## First floor

### Landing

With access to roof space and recessed airing cupboard

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## Principal Bedroom 11'9" x 9'7" (3.59 x 2.93)



Having radiator and UPVC double glazed window to front aspect (offering delightful far reaching views).

## Bedroom Three 8'4" x 6'0" (2.55 x 1.84)



Having a bulk head wardrobe and UPVC double glazed window to front aspect (offering delightful far reaching views).

## Bathroom



Having three piece suite with Triton electric shower over bath, part tiled walls, radiator, heated towel rail and UPVC opaque double glazed window to rear aspect.

## Bedroom Two 10'2" x 9'7" maximum (3.12 x 2.93 maximum)



Having radiator and UPVC double glazed window to rear aspect.

## Outside



The property occupies a delightful low maintenance plot, at this sought after residential address. To the front is an open plan fore garden with gravelled and shrubbed area. The low maintenance rear garden, enclosed by close panelled fencing and a wooden gate has a patio area with pathway, gravelled sun terrace and established shrubs. The gated access leads to a communal lane and the garage in the nearby courtyard.



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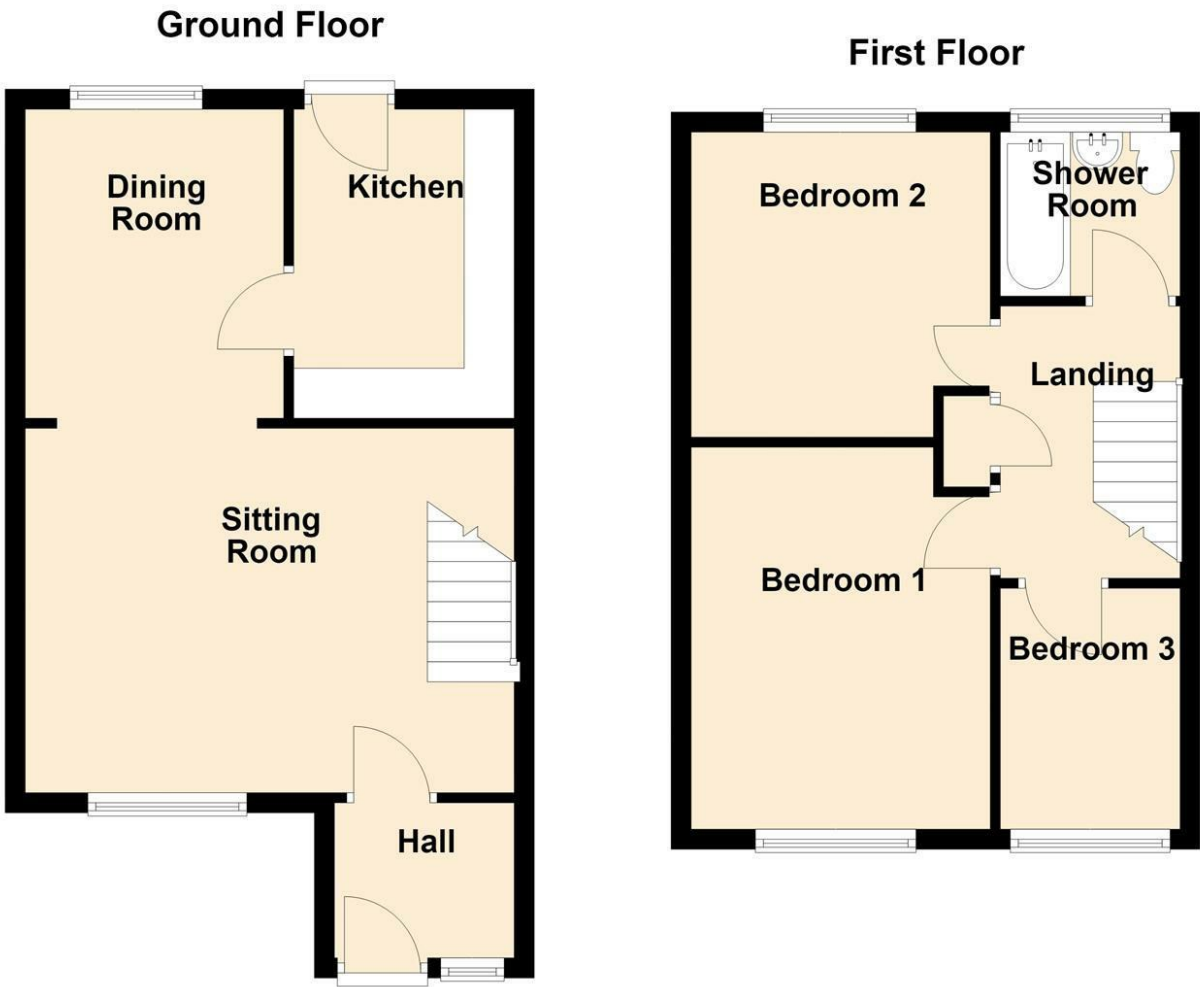
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