





2 Bed House

49 Mileash Lane, Darley Abbey, Derby DE22 1DE
Offers Around £289,950 Freehold

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Fletcher & Company

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- Sought-After Darley Abbey Village Location - Close to Darley Park & Darley Abbey Mills
- Beautifully Presented Character Property
- Lounge & Separate Dining Room/Study
- Lovely Fitted Kitchen
- Ground Floor Fitted Cloakroom/W.C.
- Two Double Bedrooms plus (Potential Loft Conversion)
- Spacious Well-Appointed Bathroom with Shower
- Well Established Garden with Charming Pergola
- Substantial Concrete Base with Garden Timber Shed
- Ecclesbourne School Catchment Area

CLOSE TO DARLEY PARK - Occupying a sought-after position within the highly desirable village of Darley Abbey, this beautifully presented, two double bedroom, period cottage effortlessly combines character features with modern comforts.

Retaining an abundance of original charm, including high ceilings, deep skirting boards, period-style sash windows, exposed flooring and feature fireplaces, the property offers deceptively spacious accommodation throughout. Potential loft conversion - subject to planning permission.

The ground floor comprises an inviting lounge, a versatile dining room/study with multifuel burner, a well-appointed fitted kitchen and a useful cloakroom/W.C. To the first floor are two generous double bedrooms and a spacious bathroom. Externally, the property enjoys a delightful, well-stocked rear garden with pergola and timber shed, together with an attractive front garden setting the property back from the road behind decorative railings.

Situated within walking distance of Darley Park, the historic Darley Abbey Mills and a range of local amenities, this charming home offers an excellent opportunity for first-time buyers, professionals and those seeking a character property in one of Derby's most prestigious locations.

The Location

Darley Abbey village is a very convenient and much sought after residential area situated approximately 1 mile from Derby City centre and offers a historic St Matthew's Church, reputable public houses and regular bus services. Darley Abbey is noted for being on the doorstep of the beautiful Darley Park providing pleasant riverside walks along the banks of the River Derwent. Excellent educational facilities are close to hand to include the reputable village primary school (Walter Evans) and it is in the noted Ecclesbourne School catchment area located in Duffield. Furthermore private education is also available in the village at the Old Vicarage. Transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce, Derby Railway Station and Toyota. A further point of note is that the Derwent Valley in which the village of Darley Abbey is situated is one of the few World Heritage Sites.

Accommodation

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Ground Floor

Lounge

11'2" x 14'0" (3.41 x 4.27)

A welcoming living room with a chimney breast incorporating a charming cast-iron period-style fireplace set on a raised tiled hearth. Further benefits include deep skirting boards and architraves, high ceilings, dado rail, radiator, period-style sash window overlooking the rear aspect, and internal half-glazed door.





Understairs Cupboard

Useful storage cupboard with lighting and stripped-panel internal door.

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Dining Room/Study

10'2" x 13'10" (3.10 x 4.22)

A characterful reception room featuring a chimney breast with an attractive multifuel burner set on a raised slate hearth. Additional features include exposed wooden flooring, deep skirting boards and architraves, high ceilings, coving, ceiling rose, picture rail, radiator, a period-style sash window with fitted blind overlooking the front aspect, a panelled entrance door with window above and an internal half-glazed door.

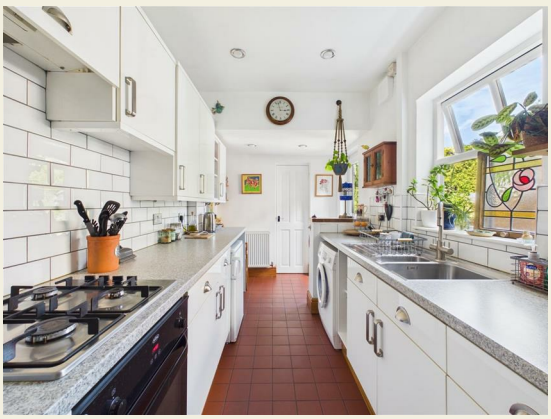


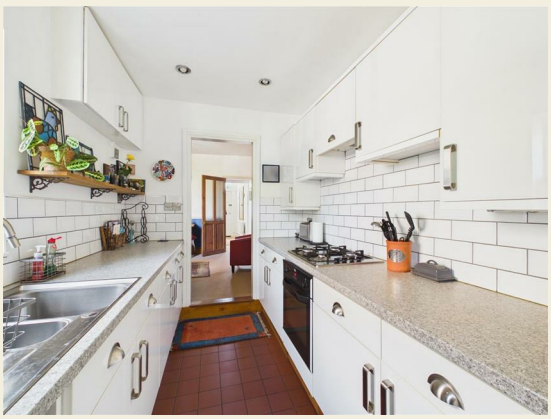


Kitchen

15'8" x 6'11" (4.78 x 2.13)

Fitted with a one-and-a-half bowl stainless steel sink and mixer tap, a range of wall and base units with matching work surfaces, integrated Bosch four-ring gas hob with concealed extractor hood, built-in Belling fan-assisted electric oven and plumbing for a washing machine. Additional features include quarry-tiled flooring, high ceilings, recessed spotlights, radiator, double-glazed side window, double-glazed door providing access to the garden, concealed under-cabinet lighting, and an open archway.





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Cloakroom

2'8" x 5'6" (0.82 x 1.68)

Comprising a low-level WC and fitted wash basin. Finished with matching quarry-tiled flooring, ceiling spotlights, built-in cupboard housing the boiler, obscure double-glazed window, and internal panel door.

First Floor Landing

Landing with deep skirting boards and architraves and high ceilings.

Bedroom One

11'3" x 13'11" (3.43 x 4.25)

A spacious double bedroom featuring a chimney breast, deep skirting boards and architraves, high ceilings, radiator, built-in wardrobe with stripped-panel door, period-style sash window overlooking the rear aspect and stripped internal door.







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Bedroom Two

10'2" x 13'10" (3.10 x 4.22)

Another attractive double bedroom with chimney breast, deep skirting boards and architraves, high ceilings with coving, radiator, period-style sash window with fitted blind overlooking the front aspect and stripped-panel internal door.

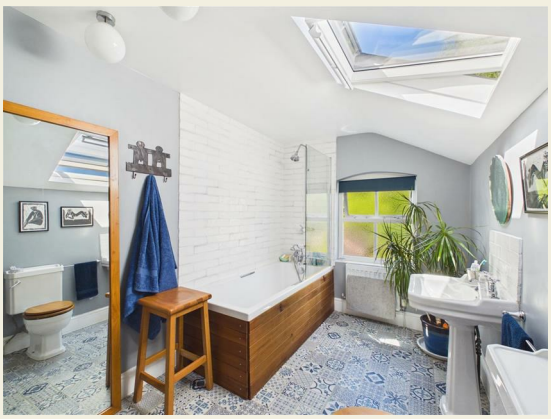




Bathroom

11'0" x 7'0" (3.36 x 2.15)

Well-appointed bathroom comprising a bath with mixer tap and hand shower attachment, separate shower over the bath with screen, wash basin, and low-level WC. Additional features include two radiators, attractive tile-effect flooring, deep skirting boards and architraves, high ceilings, double-glazed Velux-style side window, double-glazed rear window and stripped-panel internal door.





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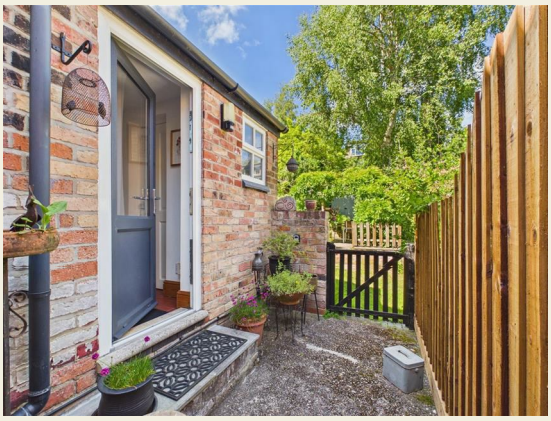
Front Garden

To the front, the property is set back from the pavement behind an attractive, well-stocked garden with painted wrought-iron railings and a blue-brick pathway leading to the entrance door.



Rear Garden

Immediately outside the kitchen is a useful yard area providing bin storage, an external cold-water tap, outside lighting, and a gate giving access to the main garden. The property benefits from a delightful, well-stocked rear garden featuring a charming pergola and a substantial concrete base with a timber shed and light, which is included in the sale.







Council Tax - C

Derby City

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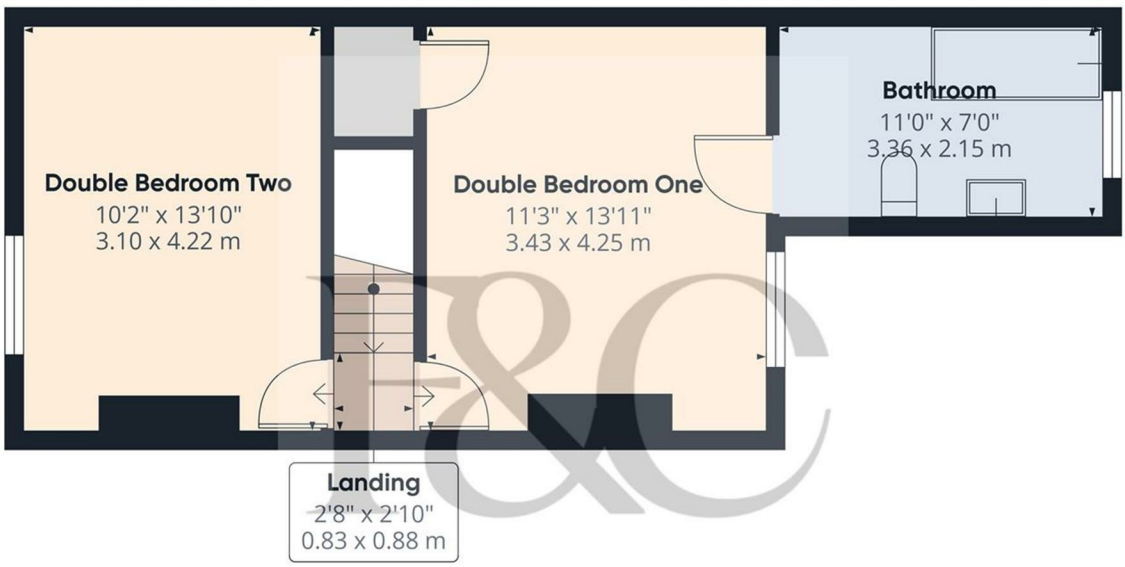

Floor 1

Approximate total area[1]

383 ft²

35.4 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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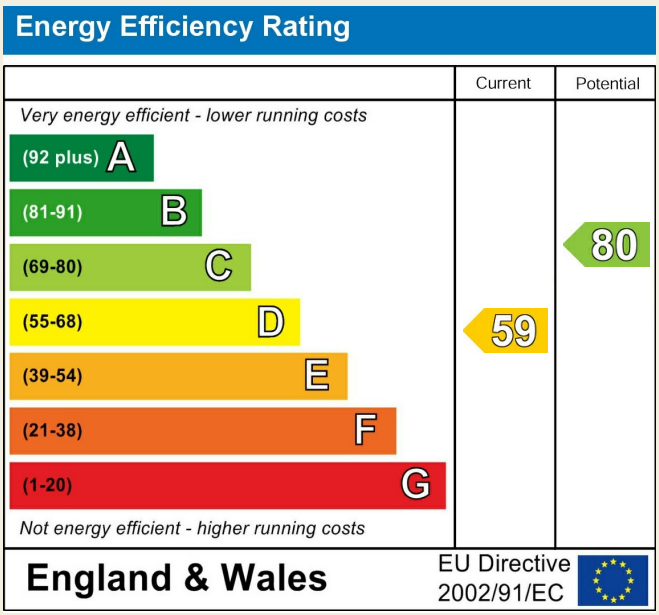

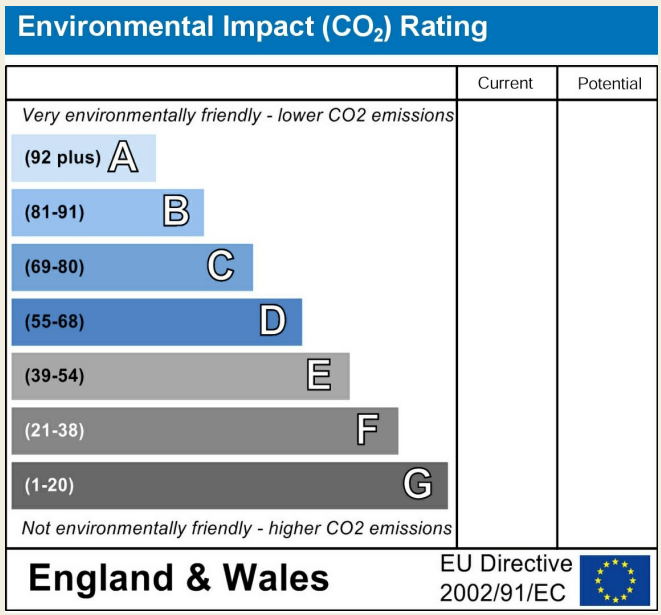

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