MILEASH LANE, DARLEY ABBEY, DERBY

PRICE £285,000

2 BEDROOM | 1 BATHROOM | 2 RECEPTION

WELCOME TO MILEASH LANE

CLOSE TO DARLEY PARK & DARLEY MILLS – A beautifully appointed two double-bedroom terraced home, full of style and character, situated in the heart of the Darley Abbey Village Conservation Area. Ideally suited to young professionals, downsizers or first-time buyers, the property enjoys this highly sought-after location, just a moment's walk from the River Derwent, Darley Mills and the beautiful Darley Park. The property also falls within the catchment area for the highly regarded Ecclesbourne School and Walter Evans Primary School.

The property has been thoughtfully upgraded in recent years and features high-quality bespoke double-glazed windows, including beautiful sash windows, as well as replacement panelled external doors. Further benefits include gas central heating and the layout in brief comprises; spacious dining room, characterful sitting room with log burner, well-appointed kitchen, rear hallway and ground-floor shower room.

The first-floor landing provides access to two double bedrooms, with the spacious primary bedroom benefiting from a period-style en-suite bathroom featuring a beautiful roll-top bath.

Outside, the property benefits from a walled foregarden, while access to the rear leads to a courtyard garden and a further landscaped garden with a single garage.

THE DETAIL

The beautiful hardwood panelled entrance door opens into the dining room, featuring oak-effect flooring, a bare brick fireplace with quarry tiled hearth, glass-panelled sash windows and a wooden picture rail. Open-plan access leads through to the sitting room, where a cast iron log burner sits within a bare brick chimney breast with stone surround and quarry tiled hearth. There is also useful understairs storage and access to the kitchen.

The kitchen is fitted with cream units, solid oak worktops, a Belfast sink and integrated cooking facilities, with tiled splashbacks and a characterful beam ceiling. The rear hallway provides built-in storage and access to the ground floor shower room, equipped with a corner shower, pedestal wash hand basin and WC.

To the first floor are two generous double bedrooms. The front bedroom has exposed strip wood flooring and loft access, while the rear primary bedroom features a period cast iron fireplace, wardrobe area, picture rail and direct access to the stylish period-style bathroom. The bathroom includes a claw-foot rolled-top bath with Victorian-style shower mixer, wall-mounted basin, WC and traditional two-column radiator.

Outside, the property has a walled forecourt garden with shrub borders and blue brick pathway. The rear offers a blue brick courtyard-style garden. Then this gives access to a further garden area with lawn, raised timber-decked seating area, shrub borders and a detached single garage with timber double doors.

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The Location

Darley Abbey Village offers a highly desirable blend of historic character, picturesque surroundings and modern convenience. Set just north of Derby city centre, the village is renowned for its attractive period properties, village atmosphere and close proximity to the River Derwent and beautiful open spaces.

The property is within easy walking distance of Darley Park and Darley Abbey Mills, a UNESCO World Heritage Site, offering a selection of fine dining, a wine bar and gym facilities. The village also benefits from regular bus services providing convenient access to Derby city centre and Belper, while the surrounding road network offers good connections to the wider region.

Local amenities include Lorentes, renowned for its authentic Spanish tapas, and Darley Wines, a boutique wine shop offering a carefully curated selection of fine wines. The recently opened Lamp House has also quickly established a reputation for its excellent coffee and homemade cakes.

Families are particularly well served, with the property falling within the catchment area for the highly regarded Ecclesbourne School in Duffield and being conveniently located close to The Old Vicarage independent school. With its combination of character, amenities, green spaces and excellent accessibility, Darley Abbey remains one of Derby's most sought-after residential locations.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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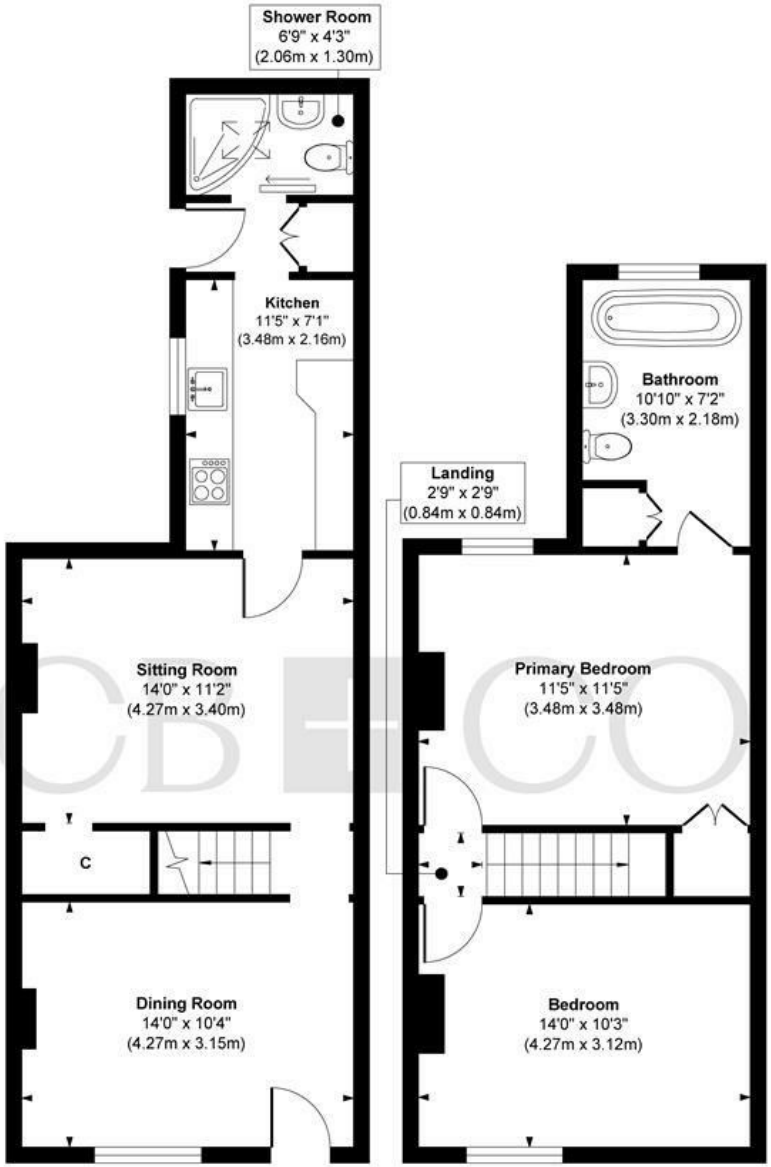
MONT-BLANC

Mileash Lane, Darley Abbey, Derby



Ground Floor
Approximate Floor Area
486 sq. ft
(45.15 sq. m)

First Floor
Approximate Floor Area
432 sq. ft
(40.13 sq. m)

Approx. Gross Internal Floor Area 918 sq. ft / 85.28 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

918.00 sq ft

EPC RATING

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COUNCIL TAX BAND

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- Beautiful Two Double Bedroom Period Terraced Home
- Ideal First Time Buy or for Person Looking to Downsize
- Prime Location – Close to Darley Mills with Lorentes, Darley Wines, And The Lamp House
- Wealth of Character & Charm with many Period Features
- Dining Room, Sitting Room, Kitchen & Ground Floor Shower Room
- Two Double Bedrooms & Period Style En-Suite Bathroom
- Front Garden, Single Garage & Delightful Landscaped Rear Garden
- Close to the Beautiful Darley Park
- Ecclesbourne School & Walter Evans Primary School Catchment
- No Chain Involved

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
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