



3 New Road, Derby, DE22 1DR  
£1,025 Per month



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# 3 New Road

Derby, DE22 1DR

- Character Two Double Bedroom Terraced Cottage
- Recently Installed High-Quality Windows (2023)
- Characterful Sitting Room with Exposed Beams
- Spacious Primary Bedroom With Double Built-In Wardrobes
- Located Within The Heart Of Darley Abbey Village
- Ideal for Young Professionals
- Well-Appointed Kitchen With Integrated Bosch Appliances
- Separate Utility Room & Ground Floor Bathroom
- Two Double Bedrooms, Spacious Primary Bedroom with Built-In Wardrobes
- Short Walk To Darley Park And Darley Mills

CHARACTER COTTAGE IN CONSERVATION AREA — An extended two double bedroom cottage of style and character, set within this delightful position in the heart of Darley Abbey Village. The property would be ideally suited to young professionals and offers this most sought after location just a moments walk away from the River Derwent, Darley Mills and the beautiful Darley Park.

Internally, the home features a welcoming sitting with beamed ceiling, inner hallway/dining area, modern fitted kitchen, separate utility room and ground floor bathroom. The first floor landing leads to two well proportioned bedrooms. The most spacious primary bedroom offers built in wardrobes.

Outside, the property has on-street parking but please note that the property does not have any outside garden space.

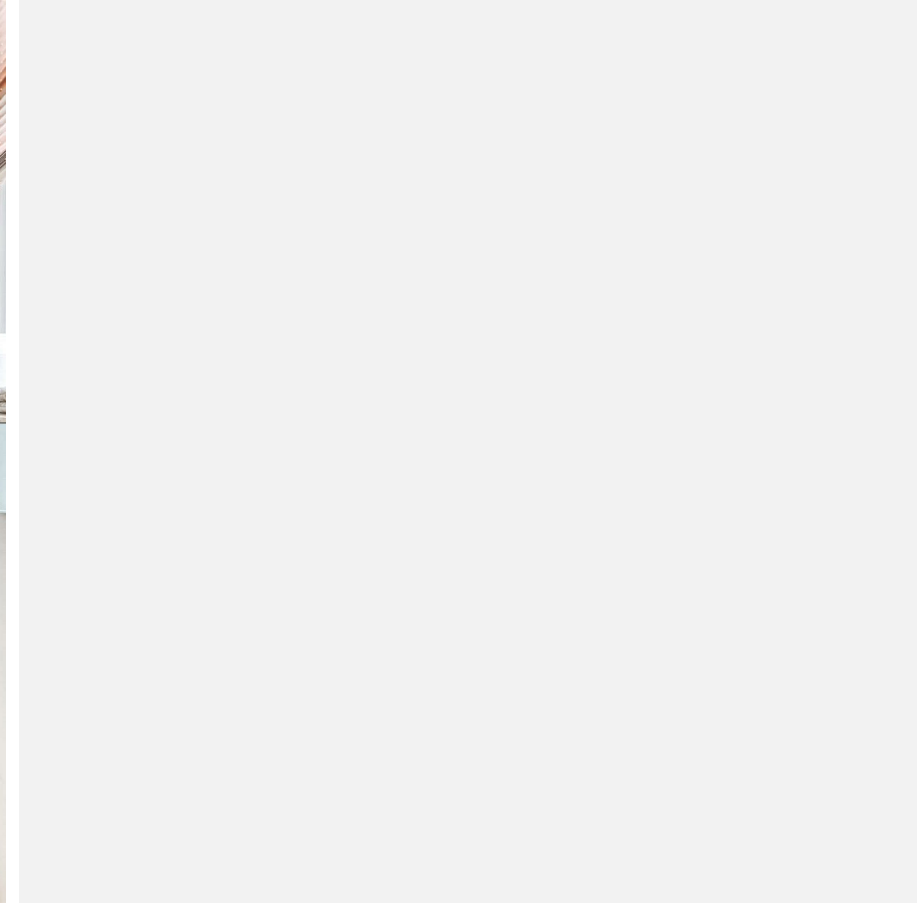


The Detail

The Location

Reservation Fee & Deposit



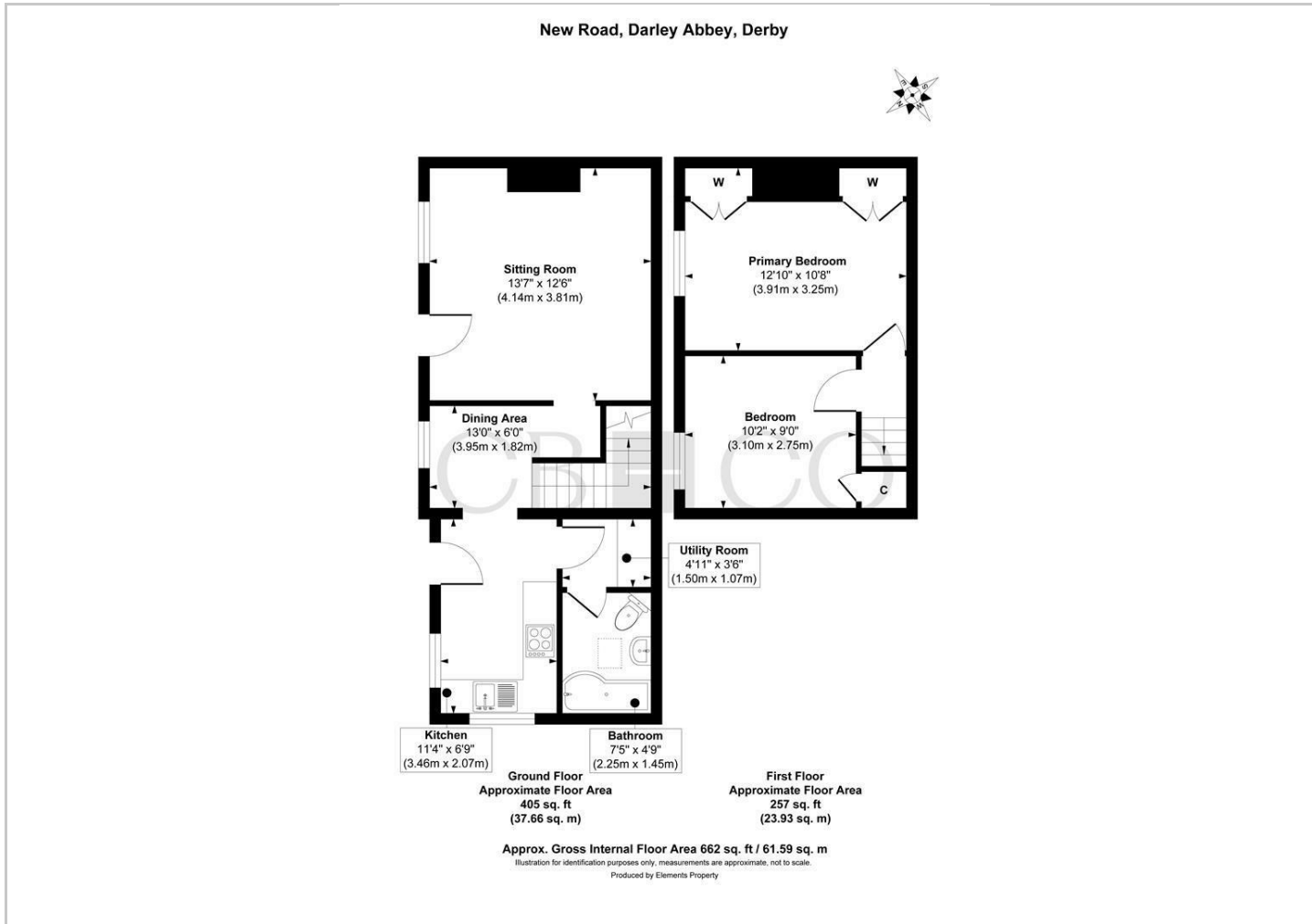


Directions





## Floor Plans



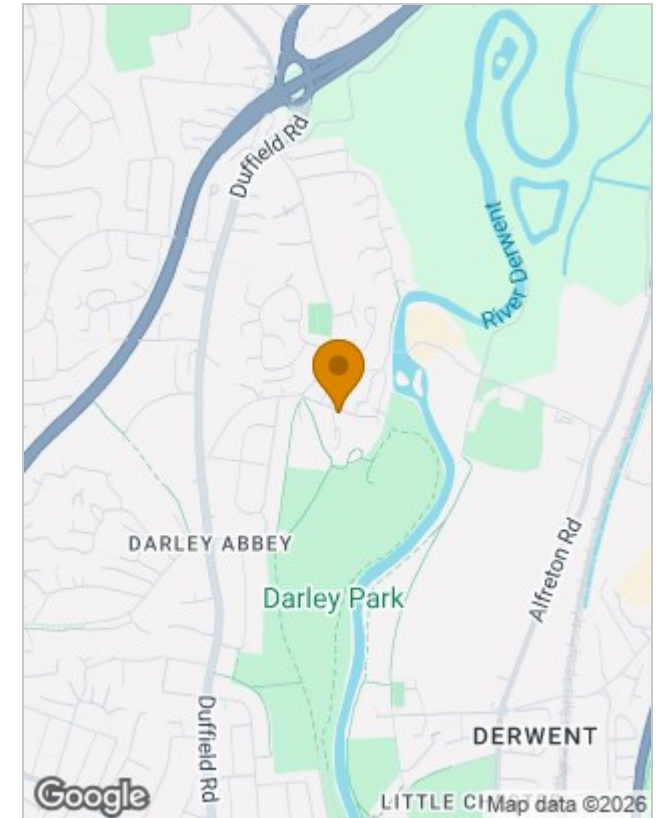
## Viewing

Please contact our Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

