



WEST CLOSE, DARLEY ABBEY,
PRICE £350,000

3 BEDROOM | **1 BATHROOM** | **2 RECEPTION**



WELCOME TO WEST CLOSE

EXTENDED FAMILY DETACHED HOME WITH A SUPERB OPEN-PLAN LIVING SPACE – This impressive three-bedroom home offers a fantastic combination of generous living accommodation, thoughtful improvements and a wonderful connection between the indoors and outside. Set within a desirable cul-de-sac location in Darley Abbey, the property has been significantly enhanced by the extension to the rear, creating a substantial kitchen, dining and living space that forms the true heart of the home.

The extended kitchen is designed for both everyday family life and entertaining, with a central island, oak worktops, a large dining area, skylights and bi-fold doors opening directly onto the garden. The separate lounge provides a cosy additional reception space, complete with a gas log burner

Upstairs are three well-proportioned bedrooms, including two good-sized doubles, together with a well-appointed family bathroom. Outside, the property offers a generous rear garden with lawn, patio and barked play area, alongside driveway parking and a single garage.

THE DETAIL

The Detail

Entering through the composite front door, the hallway provides a welcoming introduction to the property, with oak flooring, a side window, useful understairs storage and stairs rising to the first floor. The lounge is a comfortable reception room with wool carpet, a front-facing window and a gas log burner with an oak mantel and granite hearth, creating a warm focal point.

The rear extension, completed in 2013, has transformed the ground floor by creating a substantial kitchen, dining and living area. The kitchen features cream cabinetry, oak worktops and a central island, with integrated appliances including a dishwasher, double oven, five-ring gas hob and washing machine. There is also space for an integrated microwave and a fridge freezer. Oak flooring runs throughout, while recessed spotlights and skylight windows enhance the sense of space and natural light. Bi-fold doors provide a superb connection to the rear garden, with generous room for a large dining table and additional living furniture.

Upstairs, the bright landing leads to three bedrooms and the family bathroom. The principal bedroom is a good-sized double with wool carpet and plenty of space for wardrobes, whilst bedroom two is another generous double overlooking the garden. Bedroom three is a well-presented single room, also benefiting from wool carpet. The bathroom features a P-shaped bath with mains

CB+CO





shower and rainfall shower head, large vanity wash basin, WC and limestone tiled walls, adding a natural and timeless finish, along with Karndean flooring.

Outside, the front garden incorporates a driveway extending alongside the property to a single garage. The rear garden is a great size and offers a combination of lawn, patio and a barked play area, providing plenty of space for children, outdoor seating and family entertaining. A side door also provides convenient access to the garage.

Located in the sought-after Darley Abbey area, the property benefits from a peaceful cul-de-sac setting whilst remaining within easy reach of local amenities, green spaces, schools and the wider city. Darley Abbey is particularly well regarded for its village atmosphere, historic surroundings and access to the River Derwent and nearby countryside, whilst Derby city centre is readily accessible for a wider range of shopping, dining and leisure facilities.

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.

CB+CO

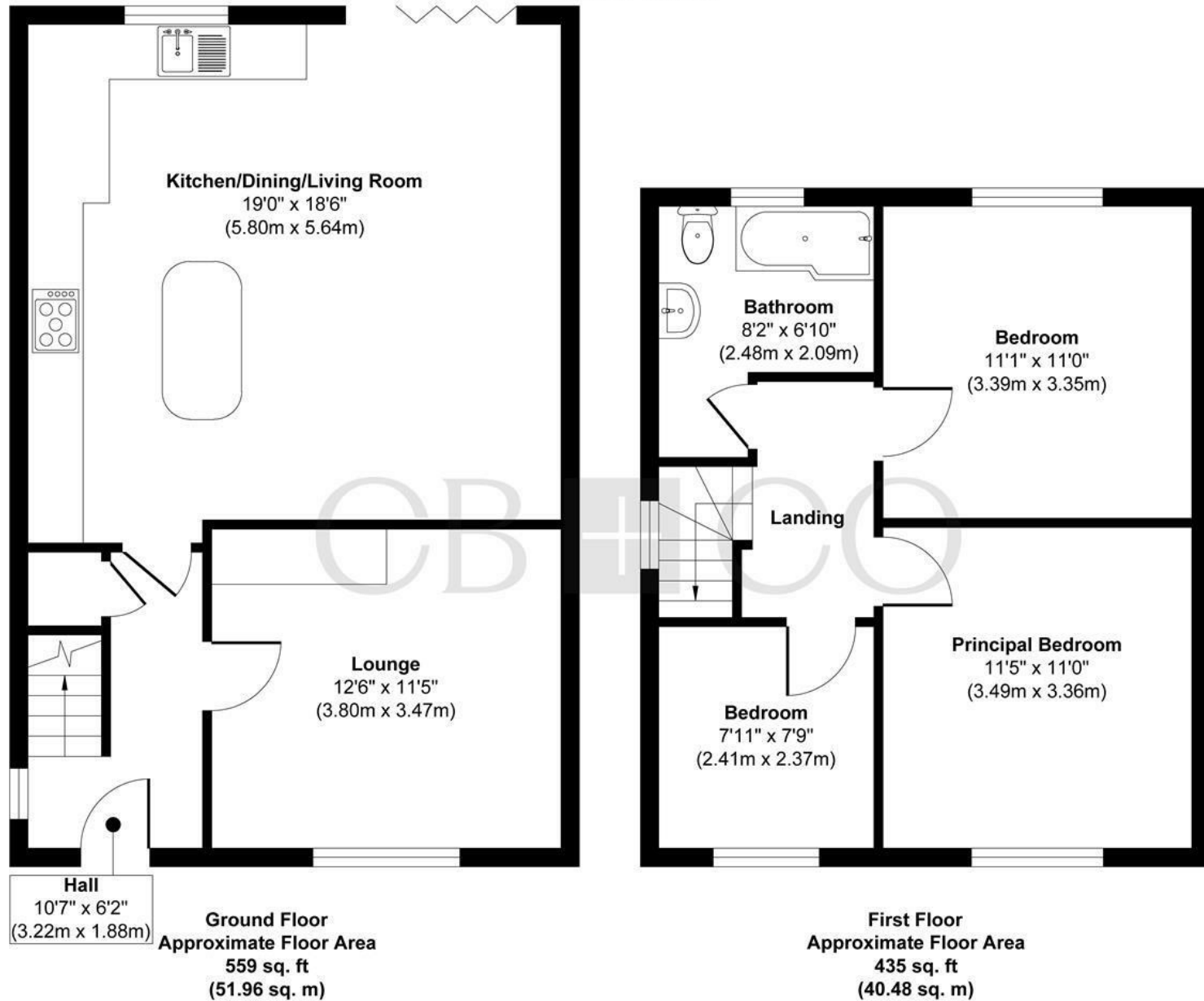








West Close



Approx. Gross Internal Floor Area 994 sq. ft / 92.44 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

994.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

D

- Extended Three-Bedroom Detached Family Home
- Desirable Cul-De-Sac Position In Sought-After Darley Abbey
- Comfortable Lounge With Gas Log Burner, Oak Mantel and Granite Hearth
- Impressive Extended Kitchen, Dining And Living Space Created In 2013
- Large Dining Area With Plenty Of Space For Family And Entertaining
- Bi-Fold Doors And Skylight Windows Create A Bright And Open Feel
- Two Generously Sized Double Bedrooms Plus A Well-Proportioned Third Bedroom
- Family Bathroom With P-Shaped Bath And Mains Rainfall Shower
- Generous Rear Garden With Lawn, Patio And Barked Play Area
- Driveway Parking Leading Alongside The Property To A Single Garage

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved

CURRAN BIRDS + CO