



St Matthews Walk, Darley Abbey, Derby



**£1,100 PCM**



## Key Features

- 2 Double Bedrooms
- Terraced Bungalow
- Available 14 March
- Un or Part Furnished
- Garden Maintenance Included
- Walking Distance to Darley Park
- Holding Deposit £253
- EPC rating D







A beautifully refurbished two-bedroom terraced bungalow, quietly positioned at the end of a cul-de-sac in the highly sought-after area of Darley Abbey, within walking distance of Darley Park, Park Farm shopping centre, village cafés and pubs, and the popular bars and restaurants at Darley Abbey Mills. Located within the Ecclesbourne School catchment area, this property offers an excellent combination of lifestyle, location and quality.

The bungalow has been refurbished within the last couple of years and is presented to a high standard throughout, benefitting from modern, cost-efficient electric radiators, new doors and windows, and tasteful décor. The property can be offered part furnished or unfurnished, providing flexibility for tenants with their own furniture.

The accommodation is entered via a porch which opens directly into a bright and welcoming lounge. This attractive living space features an electric log burner-style fireplace and enjoys beautiful open views, with the property being not overlooked to either the front or rear. With a south/east-facing aspect, the rear of the property

benefits from sunlight throughout the afternoon.

An inner hallway leads to the remaining accommodation, including a fitted kitchen with access to the rear garden, two bedrooms and a modern shower room. The second bedroom is a genuine double room and is currently arranged as a home office; however, it has previously accommodated a double bed and freestanding wardrobe, making it a highly versatile second double bedroom.

Externally, the property enjoys a tiered rear garden with patio seating areas, gravel sections and planted borders, along with a greenhouse. Garden maintenance is included within the rent, offering a low-maintenance lifestyle. On-street parking is available nearby, and the bungalow enjoys a peaceful cul-de-sac position.

Available from 14th March. Early viewing is highly recommended to fully appreciate the outlook, privacy and standard of accommodation on offer.

### Porch

Entrance porch opening directly into the lounge.

### Lounge

Bright and welcoming reception room with a pleasant outlook, offering ample space for living and dining furniture and featuring an electric log burner-style fireplace as a focal point.

### Inner Hallway

Providing access to the bedrooms, kitchen and shower room.

### Kitchen

Fitted with a range of wall and base units, work surfaces and space for appliances. Door leading out to the rear garden.

### Bedroom One

Well-proportioned double bedroom benefitting from fitted wardrobes.

### Bedroom Two

Second double bedroom suitable for a guest room, home office or study.

### Shower Room

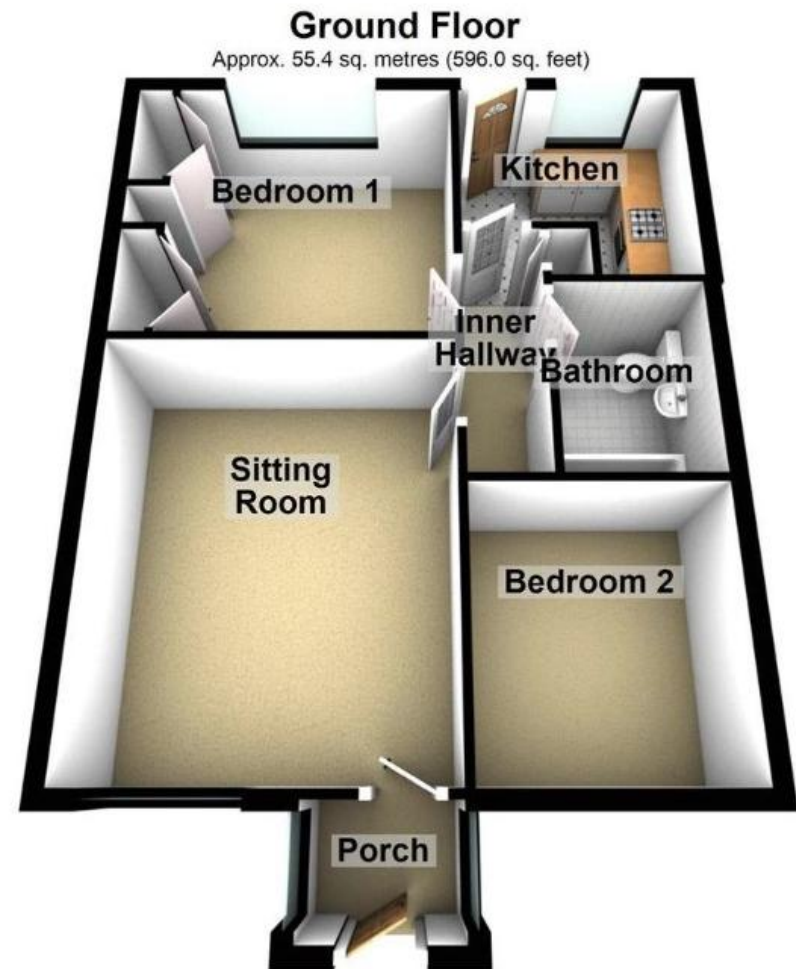
Modern shower room comprising walk-in shower, wash hand basin and WC.

### Outside

Tiered rear garden with patio seating areas, gravel sections, planted borders and greenhouse. On-street parking to the front. Quiet cul-de-sac location within walking distance of Darley Park. Garden Maintenance Included in the rent.

### Disclaimer

All property details, photographs and floorplans are for guidance only and may be subject to change. Items shown in photos may vary depending on availability and condition at the start of a tenancy. Prospective tenants are advised to confirm the specifics of the property on application. All tenancies are subject to referencing and contract.



Total area: approx. 55.4 sq. metres (596.0 sq. feet)

