

CURRAN  
BIRDS  
+ CO



Willow Close  
Darley Abbey, Derby  
£294,000



CURRAN BIRDS + CO



Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**ECCLESBOURNE SCHOOL & WALTER EVANS SCHOOL CATCHMENT AREA -**  
An extended and improved, four bedroom semi-detached family home, occupying this corner plot position with driveway and a compact low maintenance paved rear garden. The property is located with this highly desirable location just a short walk away from Walter Evans School, Darley Park, Darley Mills and the River Derwent.

The accommodation briefly comprises and extended entrance hallway, spacious dining area with open plan access into the superb contemporary kitchen with integrated appliances and there is also a separate utility room and downstairs wc. The dining area also connects with a oak glazed door leading to the spacious lounge. This property benefits from two staircases. There is a staircase from the lounge leading to a spacious primary bedroom with contemporary en-suite shower room. The hallway provides access to three further bedrooms and a contemporary bathroom.

Outside, the property benefits from a generous driveway providing ample off-road parking and with a store at the side of the property. The compact rear garden offers a secluded south facing patio with steps leading down to a further useful patio storage space.





### The Detail

This extended and well appointed home opens with a spacious entrance hall laid with large porcelain tiles these continue into the dining area and the superb open plan kitchen.

The impressive open-plan kitchen features contemporary two-tone units with white quartz worksurface, integrated appliances, including an electric oven, microwave, fridge-freezer, dishwasher and washing machine. The dining area is finished with half-height wood panelling and has large window to the front elevation. There is also a separate spacious utility room and downstairs wc. The dining area also gives access to a generously proportioned lounge with side window and staircase leading to the spacious primary bedroom with contemporary shower room.

There is a further staircase from the entrance hallway leading to the main first floor landing. This provides access to three bedrooms including two double bedrooms and a single bedroom. There is also a well appointed contemporary bathroom with three piece suite.

Outside, the property stands on a corner plot, with parking for multiple vehicles with a useful store located at the side of the property.

Please note, the outside space at the rear is a compact enclosed low maintenance south facing paved courtyard garden with built in seating area and steps leading down to a further paved area.







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## The Location

Darley Abbey Village offers a unique blend of historic charm and modern convenience. The property is within walking distance of Darley Park and Darley Abbey Mills, a World Heritage site offering fine dining, a wine bar, and gym facilities. The village benefits from a local shop, St Matthew's Church, and a regular bus service to Derby city centre and Belper.

Dining options include Lorentes, known for its authentic Spanish tapas, and Darley Wines, a boutique wine shop offering a curated selection of fine wines. The newly opened Lamp House has quickly gained a reputation for its excellent coffee and homemade cakes. The property lies within the catchment for the highly regarded Ecclesbourne School in Duffield and is also close to The Old Vicarage private school.







## The Particulars

- Extended Semi-Detached Family Home
- Ecclesbourne School & Walter Evans School Catchment
- Versatile Layout - Two Staircases - Annex Potential
- Entrance Hallway, WC, Utility Room & Spacious Lounge
- Superb Open Plan Contemporary Kitchen & Dining Area
- Four Bedrooms, Contemporary Bathroom & En-Suite Shower Room
- Compact Low Maintenance South Facing Paved Rear Garden
- Corner Plot Position - Block Paved Driveway & Store
- Close to Darley Mills & The River Derwent
- Close to the Beautiful Darley Park

### Size

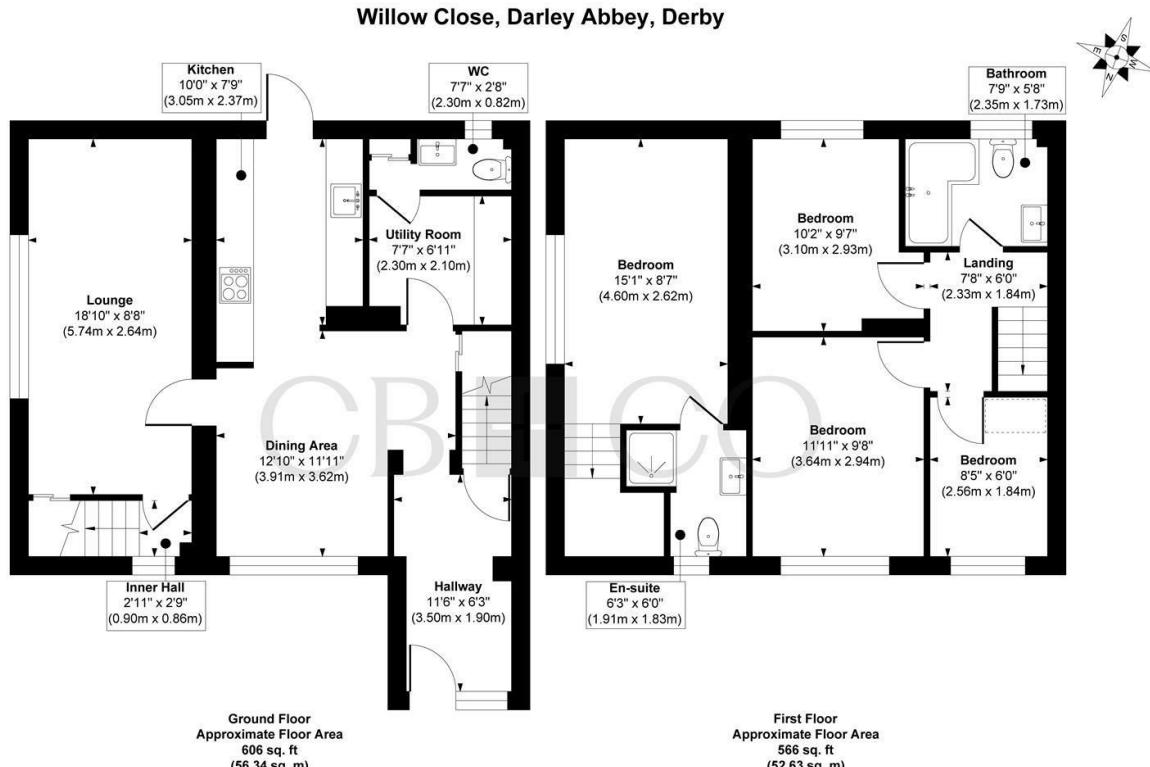
Approx 1172.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

B



# CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

*Let's Talk*

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