

3 The Crest, Darley Abbey, Derby, DE22 2BR

Offers Around £340,000

Freehold



- Cul-de-Sac Location
- Extended Bungalow
- Driveway & Garage
- Enclosed Private Garden
- Hall with Lounge off
- Dining Room
- Separate Sun Room
- Breakfast Kitchen
- Two Bedrooms
- Shower Room





Summary

This is a spacious and extended, two bedroom, detached bungalow on a quiet cul-de-sac location in Darley Abbey.

The property is sold with the benefit of no upper chain and features entrance hall, spacious lounge, dining room, sun room, breakfast kitchen, two good sized bedrooms and a shower room.

The property has a good sized driveway, carport and single garage. To the rear of the property is a private garden with decked area, a low maintenance gravelled section, lawn and two useful sheds.

F&C

The Location

The property is within easy reach of Park Farm and a fabulous range of amenities. There is also good schooling in the area, parks and a regular bus service into Derby City centre.

Accommodation

Entrance Hall

10'8" x 3'4" (3.26 x 1.02)

A UPVC double glazed entrance door provides access to hallway with useful cloak cupboard and central heating radiator.

Lounge

17'1" x 11'9" (5.23 x 3.59)

Featuring a fireplace with decorative surround, central heating radiator, generous sized window to front and bifold doors to dining room.



Dining Room

9'3" x 8'0" (2.82 x 2.44)

With central heating radiator, door to kitchen and sliding patio door to garden room.



Sun Room

7'11" x 6'11" (2.42 x 2.12)

Having a central heating radiator, window to side and French doors to garden.



Kitchen

18'2" x 9'9" (5.55 x 2.98)

Comprising granite effect worktops, tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, wine shelving, inset gas hob, double oven, integrated fridge freezer, appliance space suitable for washing machine and tumble dryer, central heating radiator and windows to side and rear.



Bedroom One

11'7" x 9'11" (3.54 x 3.04)

With central heating radiator, fitted wardrobes with overhead storage and window to front.



Bedroom Two

12'7" x 8'11" (3.84 x 2.72)

Having a central heating radiator, fitted wardrobe with overhead storage and window to rear.



Shower Room

9'1" x 7'0" (2.79 x 2.15)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, shower cubicle, airing cupboard, central heating radiator and window to rear.

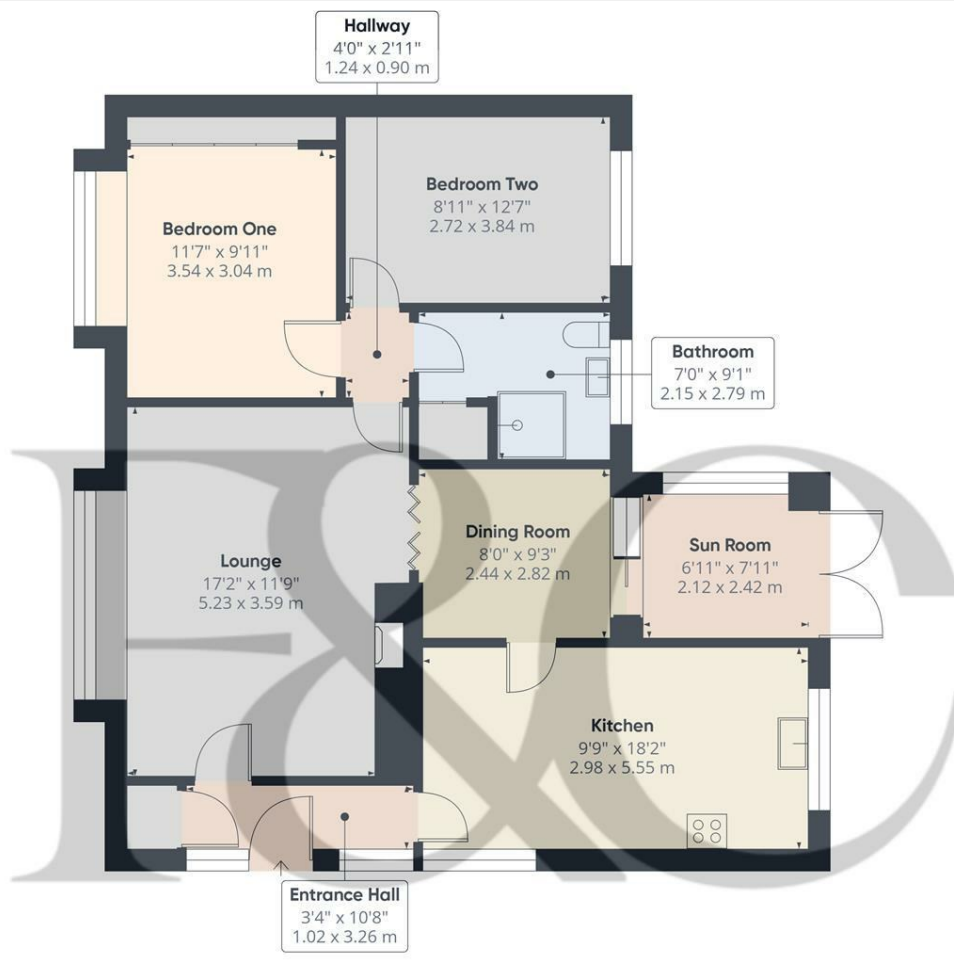


Outside

The property is set back behind attractive wrought iron railings extending to matching gates. This leads to a block paved driveway, useful carport and single garage. To the rear of the property is a private garden which is laid to lawn and features a decked area for outdoor dining, gravelled low maintenance bed and two useful sheds.



Council Tax Band D



Approximate total area⁽¹⁾
919 ft²
85.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	