

# CURRAN BIRDS + CO

Nordia, Duffield Road  
Darley Abbey, Derby  
Offers in excess of: £1,000,000



CURRAN BIRDS + CO

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



**MOST SPACIOUS EXTENDED DETACHED BUNGALOW WITH ANNEXE POTENTIAL** - An exceptionally impressive executive detached family home offering approximately 3700 square feet of versatile accommodation, with potential for either a five bedroom or seven bedroom configuration and also includes a detached double garage. This beautifully proportioned home has been comprehensively upgraded to a high specification and occupies a generous, private plot in a highly sought-after location, close to Darley Abbey Village and Darley Park.

The property features solar panels and, in brief, comprises: porch, entrance hallway, stylish living room, dining area, stunning high-specification dining kitchen, utility room, side hallway, home office, games room/potential bedroom, four further ground floor bedrooms and a contemporary four-piece family bathroom. The impressive principal bedroom benefits from a superb contemporary en-suite shower room. To the first floor, there are two separate landings providing access to two double bedrooms, both served by en-suite shower rooms.

Externally, the property is set within a substantial and private plot, accessed via a gated driveway serving only two properties. There is extensive off-road parking, a detached double garage and a private, enclosed rear garden.





## The Detail

This exceptionally spacious, high-specification detached bungalow has been significantly extended and remodelled to create a highly versatile home offering flexible accommodation, ideal for multi-generational living with annexe potential. The property has been comprehensively upgraded throughout with high-quality fittings, is styled in a contemporary theme and further benefits from solar panels.

The welcoming entrance comprises a bright porch and a spacious hallway featuring glazed elements and Amtico flooring. From here, there is access to a contemporary wc, spacious dining area and a stylish living room with a tinted glass partition. The main entrance hallway also leads to three ground-floor double bedrooms and a stunning four-piece bathroom with Porcelanosa fittings. The generous primary bedroom further benefits from quality fitted wardrobes and a stylish en-suite shower room.

A side entrance hallway provides access to a utility room and an impressive, high-specification dining kitchen featuring a vaulted ceiling, Velux windows and bi-folding doors opening to the garden. The kitchen is fitted with a sleek range of contemporary units, complemented by Dekton work surfaces, a central dining island, and a comprehensive range of integrated Neff appliances. In addition, there is a home office, a games room and a further ground-floor bedroom.

To the first floor, two separate landings each provide access to two further bedrooms, all of which benefit from en-suite shower rooms.

Externally, the property is approached via a private gated driveway serving just two properties. An extensive tarmac driveway provides off-road parking for multiple vehicles, and there is also a good-sized detached double garage. The private, enclosed rear garden features a generous lawn and a paved patio area, screened by mature trees and timber panel fencing, creating a secluded outdoor space.







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## The Location

The property is situated in this premier location on Duffield Road, located close to Derby City Centre and Darley Abbey village. Just a short walk away are the beautiful Darley Park and Markeaton Park.

Darley Abbey Mills, a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills.

Darley Abbey Village offers a lovely local shop, historic St Matthew's Church and a regular bus service to Derby City Centre and Belper. There is also a Doctors surgery on Kedleston Road and shops including a post office and Sainsburys convenience store.

Educational facilities close to hand, there are a number of infant, primary and secondary schools close by. Private education is also available in the village at The Old Vicarage.

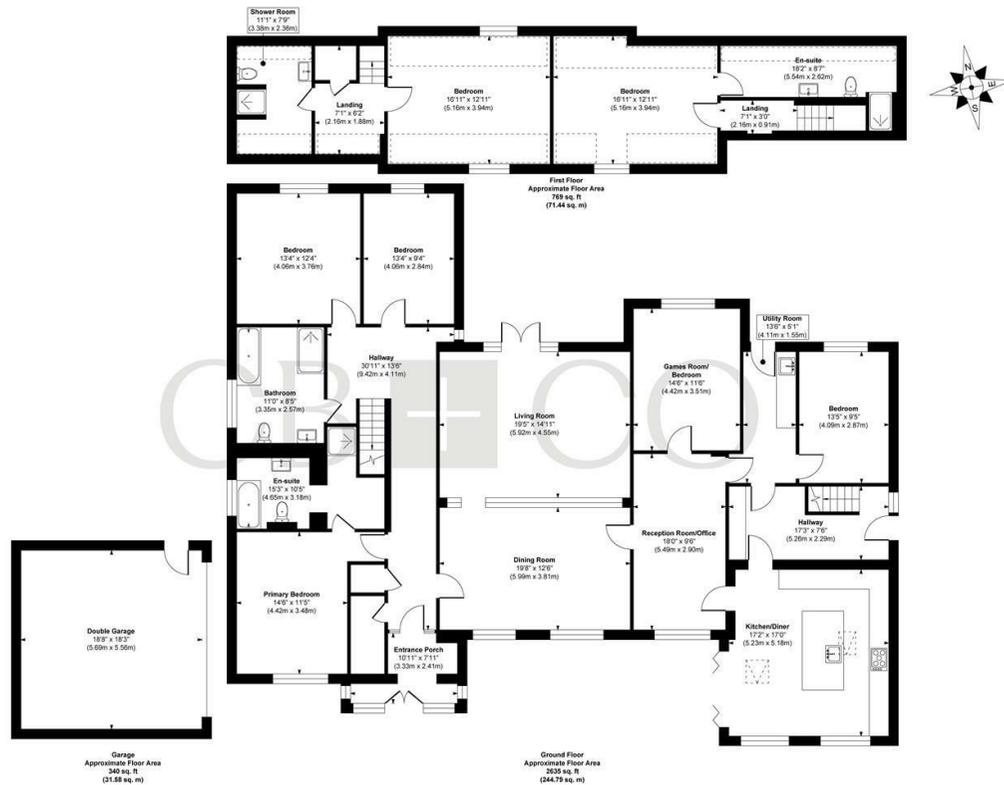
Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce and Derby Railway Station.







**Nordia, Duffield Road, Darley Abbey, Derby**



**Approx. Gross Internal Floor Area 3744 sq. ft / 347.81 sq. m (Including Garage)**

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

Produced by Elements Property

## The Particulars

- Most Spacious Detached Family Home with Annexe Potential
- Versatile Layout with Potential for between Five and Seven Bedrooms
- Over 3700 Square Feet of Floor Area including Detached Double Garage
- Comprehensively Upgraded to a High Specification - Includes Solar Panels & Battery Storage
- Two Entrance Hallways, Spacious Living Room & Dining Room, Home Office & Games Room
- Stunning High Specification Dining Kitchen with Dining Island, Neff Appliances & Utility Room
- Between Five & Seven Bedrooms, Three En-Suite Shower Rooms & Contemporary Family Bathroom
- Set Back from Duffield behind Private Gated Driveway with Generous Plot
- Extensive Driveway with Parking for Multiple Vehicles & Detached Double Garage
- Close to Darley Abbey Village & The Beautiful Darley Park

### Size

Approx 3744.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

H

# CURRAN BIRDS + CO



*Let's Talk*

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