

3 Bed House - Townhouse

£240,000

 Plough Gate, Darley Abbey, Derby, DE22 1FH



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Phillips and Co are delighted to offer this beautifully refitted three-bedroom mid-townhouse finished to a high specification throughout, offering stylish and modern living in a highly desirable village setting. The property benefits from a thoughtfully designed interior, combining contemporary finishes with practical family space.

Situated within the sought-after catchment areas for Walter Evans Primary School and Ecclesbourne Secondary School, it is ideally suited for families. Outside, the home enjoys a south-facing, low-maintenance plot, perfect for relaxing or entertaining with minimal upkeep, together with ample car parking and adjacent brick garage.

Located in the heart of Darley Abbey, a charming and popular village known for its character and community feel, this property presents an excellent opportunity to enjoy both convenience and lifestyle in one of Derby's most desirable areas.

The property is sold freehold. Council tax band B. Energy rating C.

Entrance Hall



Having composite and opaque glazed entrance door. UPVC opaque double glazed window to front aspect. A contemporary styled internal glass door leads to the;

Living Room 15'11" x 11'10" (4.87 x 3.61)



Having feature contemporary electric living flame fire, radiator, Tv connection point, radiator, UPVC double glazed picture window and staircase to first floor.



Refitted Dining Kitchen 15'10" x 10'2" (4.83 x 3.12)



Superbly refitted to provide a range of white high gloss handless soft closed fitted wall, base and drawer units with marbled effect laminate working surfaces incorporating a matching breakfast bar and splashbacks. The kitchen boasts a range of integrated appliances to include a black glass hob with electric fan assisted oven and grill, canopy extractor hood with

downlighters, larger fridge and freezer, space and plumbing for automatic washing machine, woodgrain effect Lvt floor, radiator, UPVC double glazed window with adjacent French doors giving views and access over the south facing landscaped rear garden.



First Floor

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Landing



With access to roof space (having pull down loft ladder).



Principle Bedroom 9'8" max x 11'10" (2.95m max x 3.61m)



Having, Tv connection point, radiator and UPVC double glazed window.



Bedroom Two 10'2" x 9'6" max (3.10m x 2.90m max)



Having Tv connection point, radiator and UPVC double glazed window.



Bedroom Three 8'4" x 6'0" (2.56 x 1.85)



Having UPVC double glazed window.

Shower Room



Having refitted custom white three piece comprising: Concealed flush Wc and wash hand basin nestling on a high gloss vanity unit, quadrant shower cubicle with fixed head mains fed drench shower together with a hand held shower attachment. Melamine marbled effect panelled walls, chrome heated towel rail and UPVC double glazed window.

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Outside



The property occupies a sizeable low maintenance south facing plot and is sited within the sought after William Gilbert and Ecclesbourne Secondary School catchment area. To the front is a four car parking forecourt with adjacent brick garage. The rear garden is enclosed by close panelled fencing and is laid to a low maintenance design with rear access and timber potting shed.



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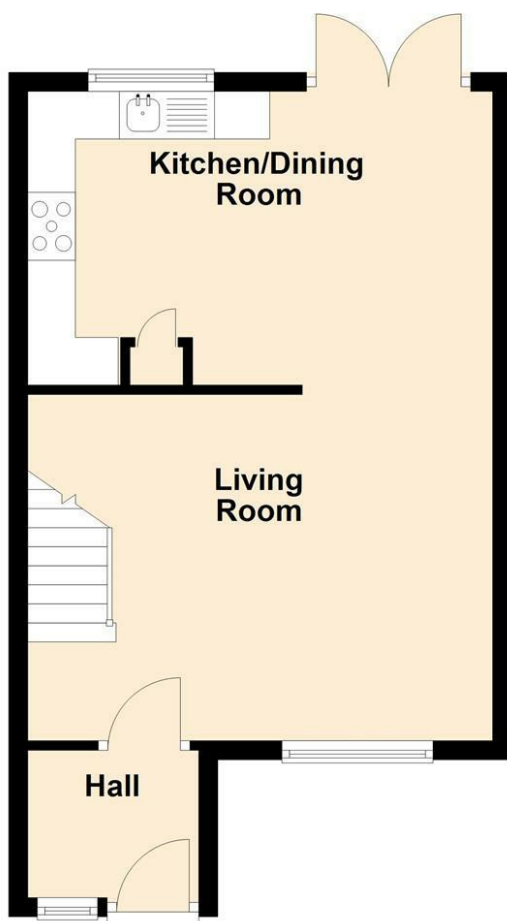
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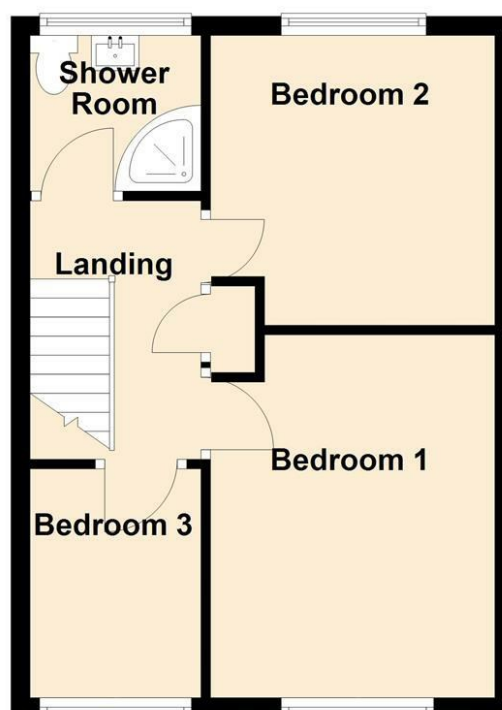
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100) A			86
(81-92) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	