



1 Bed Cottage

Thimble Cottage, 12 Hill Square, Darley Abbey, Derby DE22 1DW
Offers Around £179,500 Freehold



1



1



1



D

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Terraced Cottage
- Located in Darley Abbey Village - Close to Darley Park
- Open Plan Living Lounge/Dining/ Fitted Kitchen
- One Double Bedroom
- Fitted Shower Room
- Enclosed Courtyard Garden/Yard
- Studio/Workshop/Utility
- Walking Distance to Darley Abbey Mills
- Many Character Features - No Chain Involved
- Ideal First Time Buyer/Professional/Holiday Cottage

IDEAL FIRST TIME BUYER/PROFESSIONAL – A charming ONE bedroom cottage located in a popular courtyard setting close to Darley Park and Darley Mills. No Chain.

The gas central heating living accommodation briefly consists on the ground floor: open plan living lounge/diner/kitchen. The first floor landing leads to one double bedrooms and shower room.

The cottage benefits from a separate courtyard garden with store/workshop/utility. On-street car parking.

The cottage is within a short walk to the vibrant Derwent Valley Mills including a fine dining restaurant and popular wine bars. The village is located on the banks of the attractive River Derwent with bridge and magnificent weir.

A further point of note is that Darley Abbey Village is located in one of the few World Heritage Sites.

The Location

Darley Abbey village is situated approximately 1 mile north from Derby City centre and offers a historic church, public houses and a regular bus service operates along Duffield Road (A6). The beautiful Darley Park which borders Darley Abbey village offers a cafe, fine dining at the restaurant, Darley's, cricket ground, children's play area, canoe club and very pleasant walks along the banks of the River Derwent. It also has a nature reserve known as Nutwood. This property is within the catchment area for Ecclesbourne Secondary School situated in Duffield. Excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway.

Accommodation

Ground Floor

Living Lounge/Dining/Kitchen

13'4" x 11'9" (4.08 x 3.59)



Lounge Area

With bespoke fitted shelving, tile flooring and decorative beams to ceiling.



Dining Area

With matching tile flooring, views over Hill Square, double glazed multi-pane window to front, double glazed multi-pane entrance door with large inset doormat and decorative beams to ceiling.



Kitchen Area

With single sink with mixer tap, fitted base cupboards, attractive wood worktops, built-in two ring gas hob, built-in electric fan assisted oven, integrated dishwasher and staircase leading to first floor.

Double Bedroom One

9'8" x 9'1" (2.96 x 2.79)

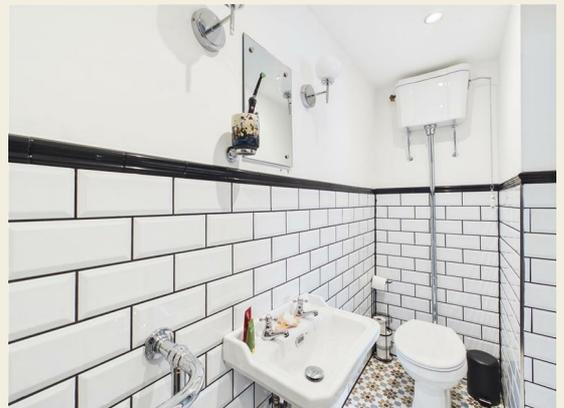
With column style radiator, views over Hill Square, two double glazed multi-pane windows to front, useful built-in wardrobe, high ceiling and sliding door giving access to shower room.



Shower Room

11'0" x 3'5" (3.36 x 1.05)

With walk-in shower with chrome fittings, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, heritage style towel rail/radiator, Mirror, wall lights, spotlights to ceiling, extractor fan and internal sliding pocket door.



Fore-Garden

Immediately in front of the property is a small fore-garden with well-stocked flower beds and a space to sit out and enjoy the view across Hill Square.



Private Yard/Garden

11'6" x 7'1" (3.53 x 2.17)

This area is to the left hand side of the property, accessed via a latch door and offers space for a patio garden with store area.



Store Area

4'0" x 2'3" (1.22 x 0.70)

For garden tools etc.



Studio/Workshop/Utility

12'7" x 7'2" (3.84 x 2.20)

With power, lighting, plumbing for automatic washing machine and front and rear access door.

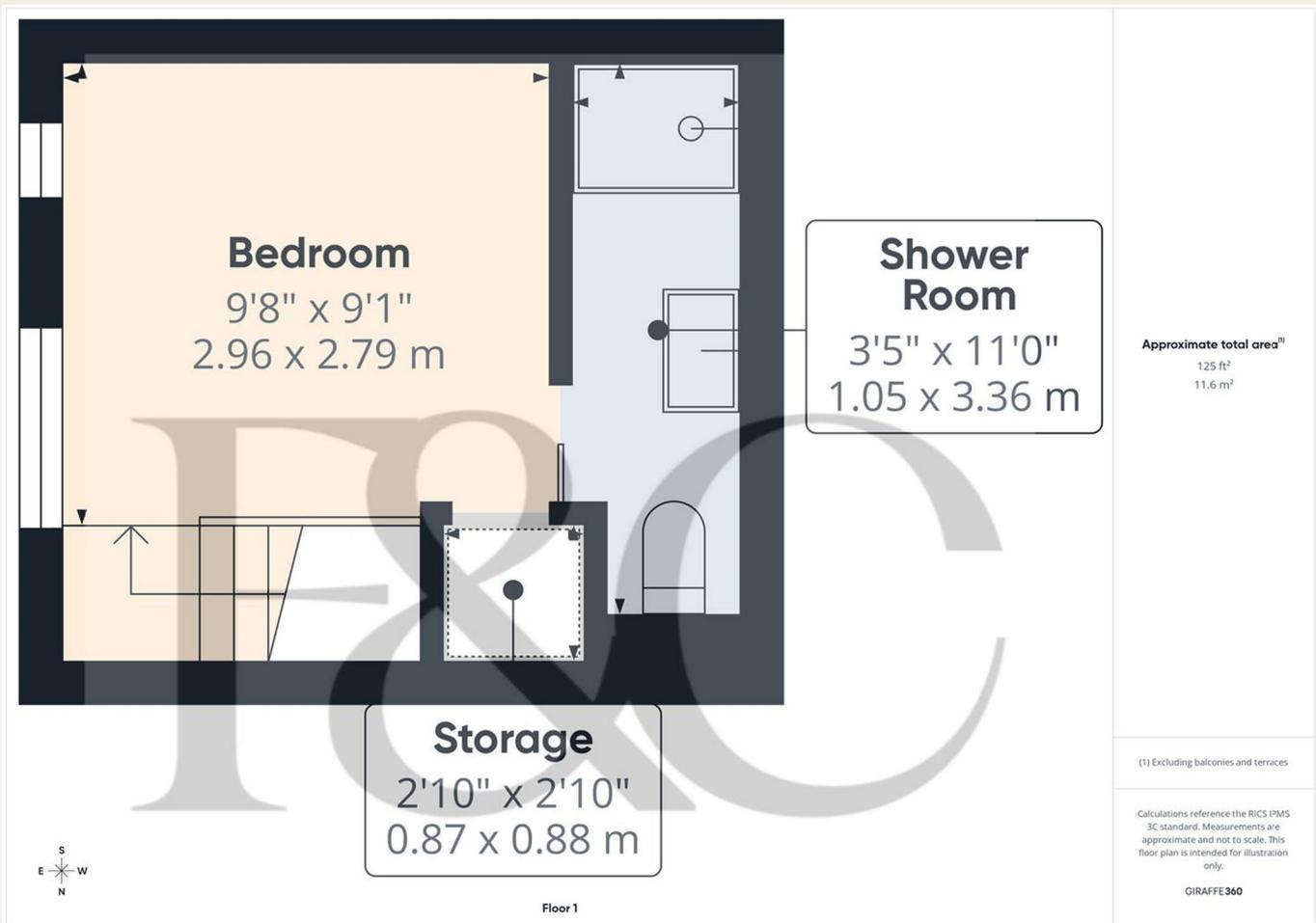


Council Tax Band - A

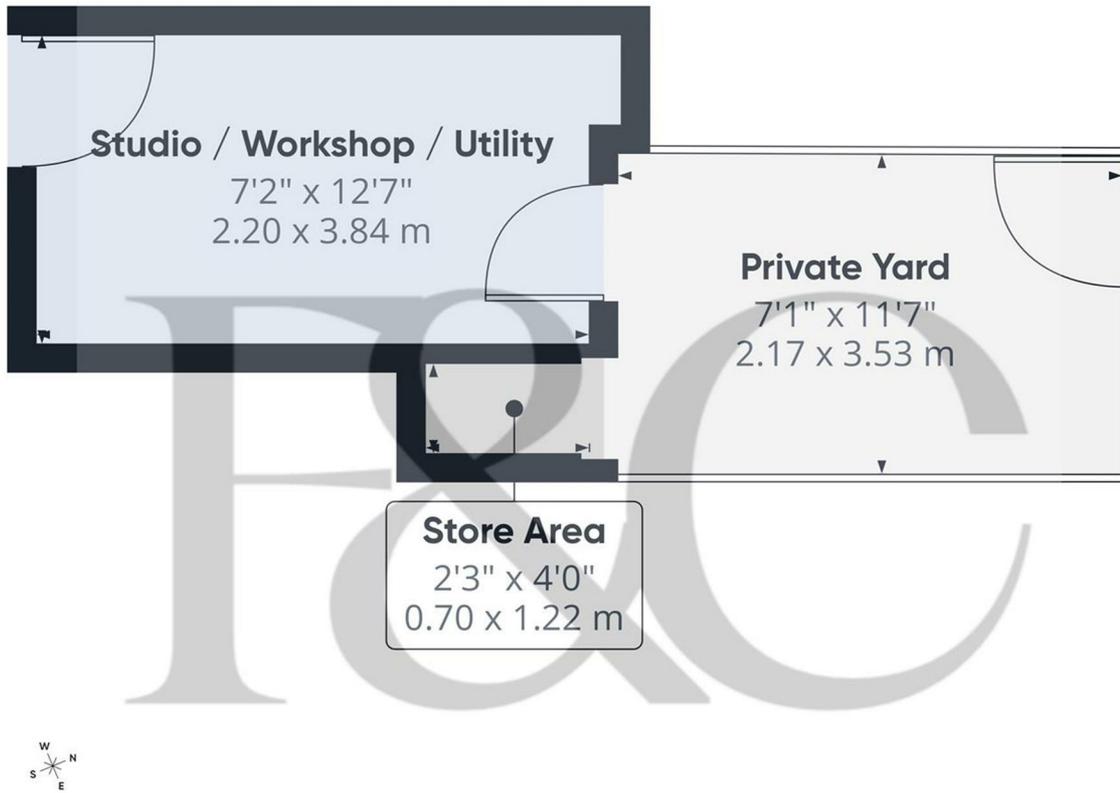
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area¹⁾
103 ft²
9.5 m²

Balconies and terraces
82 ft²
7.6 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.