



## 3 Bed House - Semi-Detached

5 Abbey Lane, Darley Abbey, Derby DE22 1DG

Offers Around £385,000 Freehold



3



2



1



D

**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Charming Brick Semi-Detached Cottage in Darley Abbey Village
- Ecclesbourne School Catchment Area
- Entrance Hall & Cloakroom/W.C.
- Lounge with Brick Fireplace Alcove
- Kitchen/Dining Room with Doors to Patio
- Three Bedrooms & Bathroom/Shower Room
- Generous Garden & Patio
- Double Width Block Paved Driveway
- Character Features
- Short Walk to Darley Park & Popular Darley Abbey Mills

CLOSE TO DARLEY PARK - Nestled in the heart of Darley Abbey Village, this charming semi-detached cottage offers a delightful blend of comfort and character.

The property features an entrance hall with cloakroom/w.c, inviting reception room with brick fireplace alcove, kitchen/dining room with doors that open onto a lovely patio, three bedrooms and bathroom/shower room.

Outside, the generous garden is a true highlight, featuring a sun patio and a double-width block-paved driveway offers parking for two vehicles, adding to the convenience of this delightful property.

#### The Location

Darley Abbey village is a very convenient and much sought after residential area situated approximately 1 mile from Derby City centre and offers a historic St Matthew's Church, reputable public houses and regular bus services. Darley Abbey is noted for being on the doorstep of the beautiful Darley Park providing pleasant riverside walks along the banks of the River Derwent. Excellent educational facilities are close to hand to include the reputable village primary school (Walter Evans) and it is in the noted Ecclesbourne School catchment area located in Duffield. Furthermore private education is also available in the village at the Old Vicarage. 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, Derby Railway Station and Toyota. A further point of note is that the Derwent Valley in which the village of Darley Abbey is situated is one of the few World Heritage Sites.

#### Accommodation

#### Ground Floor

### Entrance Hall

12'6" x 7'4" (3.82 x 2.24)

With half glazed entrance door, radiator, wood effect flooring, multi-pane window to side, understairs storage cupboard and staircase leading to first floor.



### Cloakroom

4'0" x 3'3" (1.24 x 1.01)

With low level WC, pedestal wash handbasin, radiator, sash period style window and wood effect floor.

### Lounge

12'8" x 11'8" (3.88 x 3.57)

With chimney breast with brick fireplace alcove with raised stone hearth, radiator, coving to ceiling, two multi-pane character windows to front both having fitted blinds.



### Kitchen/Dining Room

19'11" x 12'0" (6.08 x 3.66)



### Dining Area

With matching wood effect flooring, integrated fridge/freezer, wall mounted china display cupboards, a further range of storage cupboards, radiator, decorative beams to ceiling, sealed unit double glazed multi-pane window with fitted blind to rear and half glazed door giving access to block paved patio and rear garden.



### Kitchen Area

With Belfast style sink with mixer tap, wall and base fitted units with matching granite worktops, built-in four ring gas hob, built-in electric fan assisted oven, washing machine, tumble dryer, matching wood effect flooring, decorative beams to ceiling, sealed unit double glazed multi-pane window with fitted blind to rear and concealed worktop lights.



### First Floor Landing

6'3" x 3'0" (1.91 x 0.93)

With beam to ceiling, featured sealed unit double glazed arched window to side and balustrade.



### Double Bedroom One

12'0" x 11'1" (3.68 x 3.38)

With built-in fitted wardrobes with wall cupboard and base cupboards, radiator and double glazed multi-pane window with fitted blind with aspect to front.



### Double Bedroom Two

11'9" x 10'5" (3.59 x 3.19)

With two built-in double wardrobes, radiator and two sealed unit double glazed multi-pane windows to rear both having fitted blinds.



### Single Bedroom Three

8'8" x 7'5" (2.66 x 2.27)

With built-in cupboard with shelving, radiator and sealed unit double glazed multi-pane window with fitted blind to front.



### Bathroom/Shower Room

8'11" x 7'0" (2.73 x 2.15)

With walk-in double shower with chrome shower, pedestal wash handbasin, low level WC, fully tiled walls, tile flooring, heated chrome towel rail/radiator, wall mounted mirror medicine cabinet, built-in cupboard housing the Worcester Boiler and sealed unit double glazed multi-pane window with fitted blind to rear.



## Garden

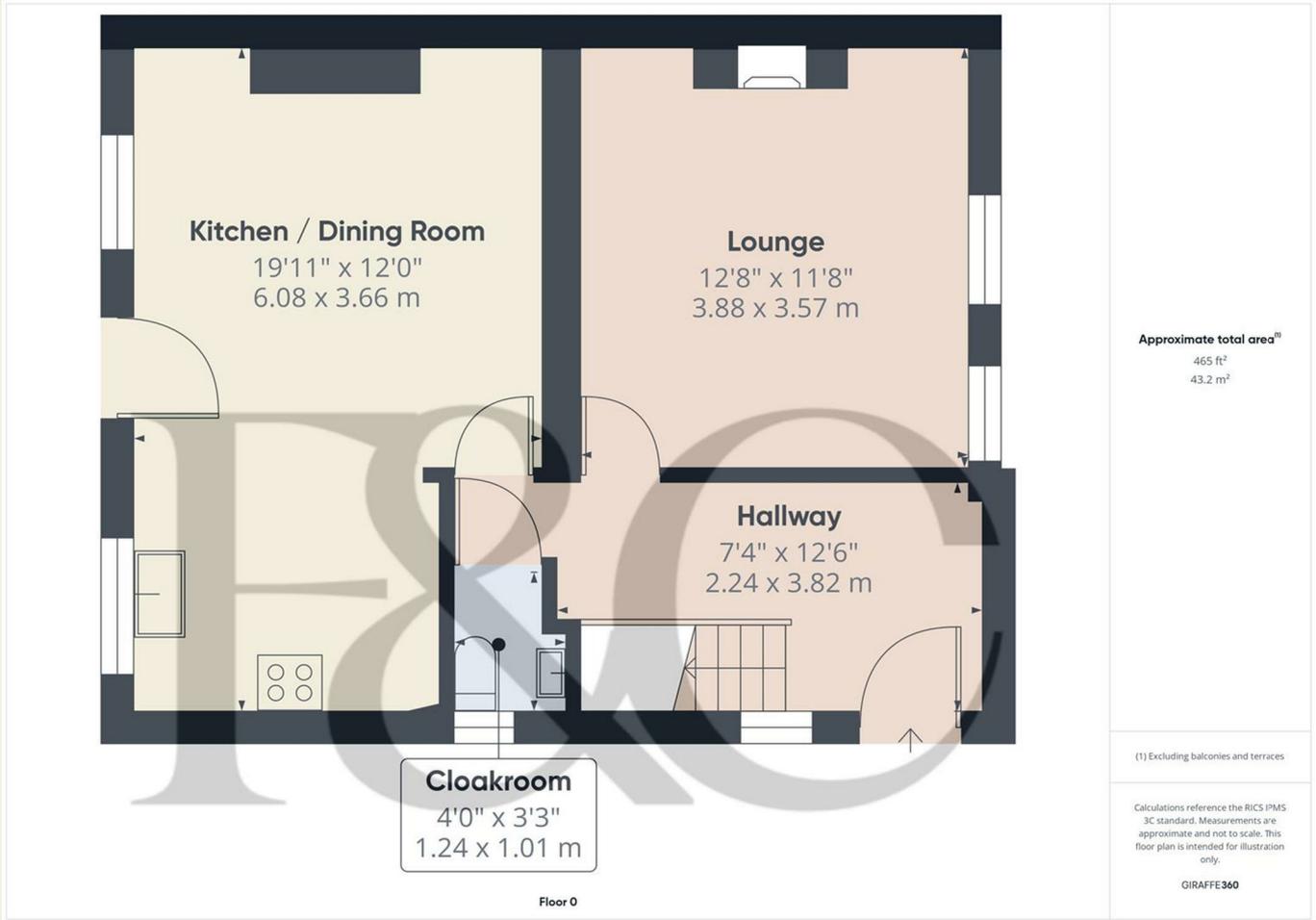
Immediately from the dining room is a block paved patio area providing a pleasant sitting out and entertaining space with outside light, cold water tap and side access gate. Six stone steps lead to a lawned garden with a variation of shrubs, plants, trees and garden shed.



## Driveway

This particular cottage benefits from a double width block paved driveway for two vehicles.

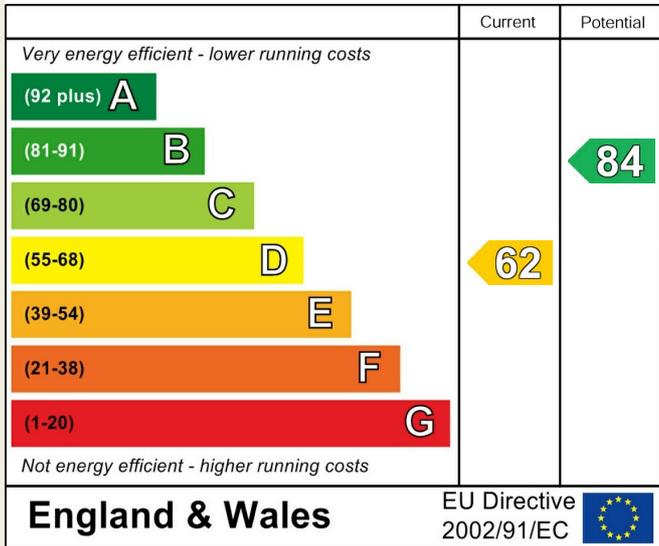




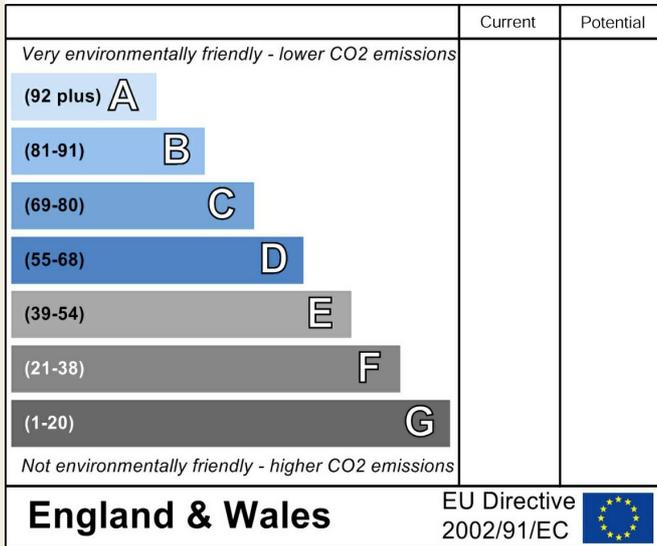
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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.