



## 3 Bed House - Semi-Detached

65 Bank View Road, Darley Abbey, Derby DE22 1EL  
Offers Around £385,000 Freehold



**Fletcher**  
& Company

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- Well Maintained Traditional Semi-Detached Home
- Ecclesbourne School Catchment Area
- Close to Darley Park
- Lounge & Conservatory
- Kitchen/Dining Room
- Three Bedrooms & Family Bathroom
- Private Garden
- Driveway
- Carport
- Brick Garage/Workshop

ECCLESBOURNE SCHOOL CATCHMENT AREA & CLOSE TO DARLEY PARK – A traditional bay fronted three bedroom semi-detached property located a short walk to Darley Park.

#### The Location

The property is located on Bank View Road a very convenient, sought after and well established residential area in Darley Abbey and backing onto the beautiful Darley Park. The location is just a few minutes walk away from Darley Abbey village centre and also within easy walking distance of Derby City Centre.

Darley Abbey is a highly sought after location with the village centre offering a general store, historic church, reputable public houses and a regular bus services operates along Duffield Road (A6).

This particular property backs directly onto beautiful Darley Park which offers some delightful scenery and riverside walks. Furthermore Allestree and Markeaton Parks both having golf courses and fishing lakes are easily accessible.

Excellent educational facilities are close at hand to include primary schools (Walter Evans in Darley Abbey and St Mary's Catholic School on Broadway) and secondary education at the noted Ecclesbourne School in Duffield.

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

#### Accommodation

##### Ground Floor

##### Entrance Hall

14'7" x 6'4" (4.47 x 1.95 )

With double glazed arched entrance door, inset door mat, deep skirting boards and architraves, high ceilings, coving to ceiling, spotlights to ceiling, radiator and staircase leading to first floor.

## Lounge

13'6" into bay x 12'9" (4.14 into bay x 3.91 )

With feature fireplace with surrounds with inset living flame gas fire and raised hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, spotlights to ceiling, radiator, double glazed bay window with aspect to front, internal oak veneer door with chrome fittings and internal bi-folding oak veneer door with chrome fittings opening into dining room.



## Dining Room

12'1" x 11'10" (3.69 x 3.63 )

With chimney breast with electric fire, oak effect laminated flooring, deep skirting boards and architraves, high ceilings, coving to ceiling, spotlights to ceiling, radiator, double glazed sliding patio door opening into conservatory and open archway leading into kitchen.



## Kitchen

8'9" x 7'11" (2.68 x 2.43 )

With single stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, radiator, double glazed window and double glazed rear access door, electric cooker with induction hob, slimline dishwasher, washer/dryer and fridge/freezer all included in the sale.



### Conservatory

10'8" x 7'9" (3.26 x 2.38 )

With radiator, double glazed windows and double glazed French doors opening onto private rear garden.



### First Floor

#### Landing

With access to roof space.



#### Bedroom One

14'2" x 9'11" (4.33 x 3.03 )

With a good range of fitted wardrobes providing good storage, deep skirting boards and architraves, high ceilings, radiator, double glazed window to front, additional heated chrome towel rail/radiator and internal oak veneer door with chrome fittings.



### Bedroom Two

11'4" x 10'1" (3.47 x 3.08 )

With fitted wardrobes with cupboards above, deep skirting boards and architraves, high ceilings, radiator, double glazed window to front and internal oak veneer door with chrome fittings.



### Bedroom Three

10'7" x 8'11" (3.25 x 2.73 )

With fitted storage cupboards, deep skirting boards and architraves, high ceilings, radiator, double glazed window overlooking rear garden and internal oak veneer door with chrome fittings.



### Family Bathroom

8'0" x 6'1" (2.44 x 1.87 )

With spa bath with chrome mixer tap/hand shower attachment and additional electric shower over with shower screen door, fitted wash basin with fitted base cupboards underneath, low level WC, tiled splash-backs, high ceilings, heated chrome towel rail/radiator, concealed central heating boiler, extractor fan, double glazed obscure window and internal oak veneer door with chrome fittings.



### Front Garden

The property is set back from the pavement edge behind a well stocked fore-garden with a varied selection of shrubs, plants and acer tree.



### Rear Garden

The property benefits from a private west-facing rear garden mainly laid to lawn with a varied selection of shrubs, plants, featured waterfall and fully enclosed by fencing.



### Driveway

A driveway provides car standing space.

### Carport

23'6" x 8'2" (7.18 x 2.49 )

With electric roll up door, alarm, power and lighting.

### Garage/Workshop

23'5" x 8'4" (7.16 x 2.56 )

With alarm, power and lighting.



### Lean-to Greenhouse

6'2" x 4'4" (1.89 x 1.33)

### Timber Shed

7'8" x 5'9" (2.35 x 1.77 )

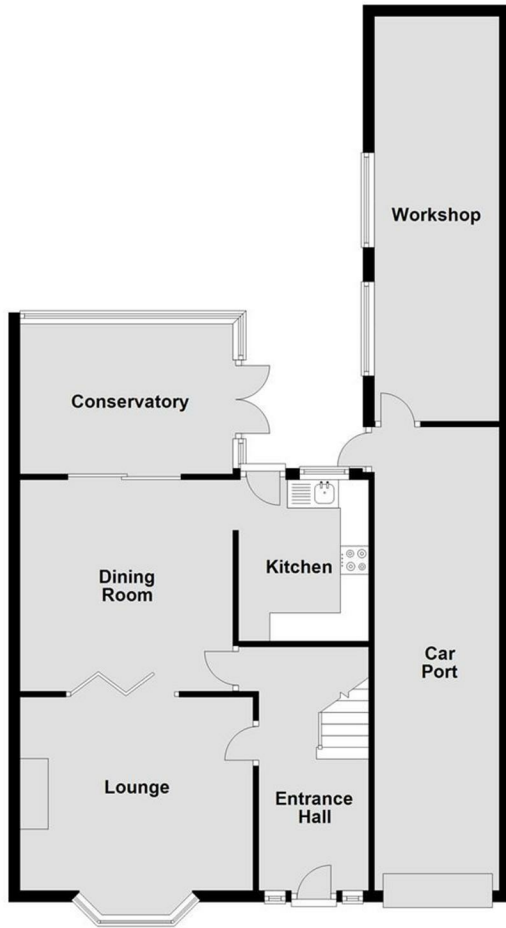
### Solar Panels

The property benefits from electric solar panels.

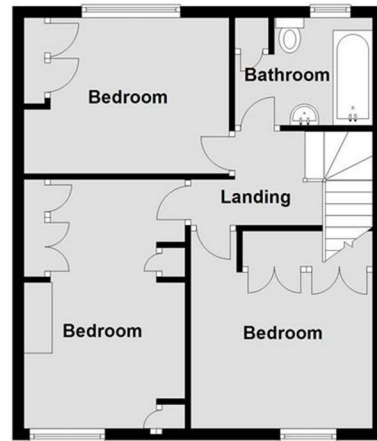
### Council Tax Band - C

Derby City

Ground Floor



First Floor



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>73</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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