



4 Bed House - Semi-Detached

23 Windley Crescent, Darley Abbey, Derby DE22 1BZ
Offers Around £550,000 Freehold



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Fletcher
& Company

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- Highly Popular Family Semi-Detached Home
- Ecclesbourne School Catchment Area & Close to Darley Park
- Potential to Extend/ Loft Conversion (Subject to Planning Permission)
- Lounge, Dining Room, Study/Utility
- Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom & Shower Room
- Generous Garden Plot
- Block Paved Driveway
- Brick Detached Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – This extended four bedroom home is an ideal choice for the family – located in a prime position in Darley Abbey and close to Darley Park.

The property also offers further potential to be extended to the side, for example a two-storey extension and loft conversion, all subject to planning permission.

Set in a prime position in Darley Abbey, the property is conveniently located near the picturesque Darley Park, providing an excellent opportunity for outdoor activities and leisurely strolls. The property is also within walking distance of the vibrant Derwent Valley Mills including a fine dining restaurant and popular wine bars.

The Location

Darley Abbey village is situated approximately 1 mile north from Derby City centre and offers a coffee shop, historic church, Rugby club, 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. Other schools include Walter Evans and St Marys Primary Schools and St Benedicts Secondary School. Excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway.

Accommodation

Ground Floor

Entrance Hall

11'5" x 9'5" (3.48 x 2.88)

With entrance door, radiator, deep skirting boards and architraves, high ceiling and split level staircase leading to first floor.

Cloakroom

4'11" x 3'10" (1.51 x 1.19)

With low level WC, pedestal wash handbasin, tile splashbacks, tile flooring, radiator, high ceiling, extractor fan, double glazed window and internal panelled door.

Understairs Storage

5'10" x 2'5" (1.80 x 0.74)

Lounge

20'8" x 11'10" (6.32 x 3.62)

With chimney breast incorporating log burning stove with raised slate hearth, deep skirting boards and architraves, high ceiling, bespoke fitted shelving, two double glazed Velux windows to rear, spotlights to ceiling, double glazed bi folding doors opening onto garden, radiator and internal panelled door.



Dining Room

14'0" x 11'11" (4.29 x 3.65)

With chimney breast, deep skirting boards and architects, high ceiling, fitted bespoke shelving, coving to ceiling, radiator, double glazed bay window to front with internal plantation shutters and internal panelled door.



Kitchen/Dining Room

20'9" x 11'5" (6.34 x 3.48)

With Belfast style sink, fitted wall and base units with matching granite worktops, range cooker with extractor hood over, plumbing for automatic washing machine, plumbing for dishwasher, matching tile flooring, deep skirting boards and architects, high ceiling, two radiators, double glazed window to side and double glazed window to rear.



Study/Utility

10'5" x 6'9" (3.20 x 2.07)

With matching tile flooring, radiator, spotlights to ceiling, double glazed Velux style window, double glazed window to side and double glazed side access door.

Shower Room

6'9" x 3'4" (2.07 x 1.03)

With separate shower cubicle with chrome fittings including shower, wash basin, tile splashbacks, extractor fan, heated chrome towel rail/radiator, double glazed window and internal panelled door.

First Floor Landing

14'5" x 3'2" (4.40 x 0.99)

With deep skirting boards and architraves, high ceiling and access to roof space.

Bedroom One

14'7" x 11'11" (4.46 x 3.65)

With chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed bay window to front with internal plantation shutters and internal panelled door.



Bedroom Two

13'6" x 11'4" (4.12 x 3.46)

With chimney breast, deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear and internal panelled door.



Bedroom Three

11'4" x 10'6" (3.46 x 3.21)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear and internal panelled door.



Bedroom Four

9'5" x 7'1" (2.89 x 2.17)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window to front with internal plantation shutters and internal panelled door.

Family Bathroom

9'9" x 8'4" (2.98 x 2.55)

With bath, pedestal wash handbasin, low level WC, double shower cubicle with shower, fully tiled walls, tile flooring, high ceiling, spotlights to ceiling, extractor fan, radiator, additional heated towel rail/radiator, double glazed window to side and internal panelled door.



Roof Space

Potential for loft conversion (subject to planning permission).

Garden

The property benefits from a generous sized enclosed rear garden laid to lawn with substantial composite decked/terrace area providing a lovely sitting out entertaining space complemented by fitted seating and bar.



Driveway

A block paved driveway provides cars standing spaces for two vehicles. Electric car charging point.

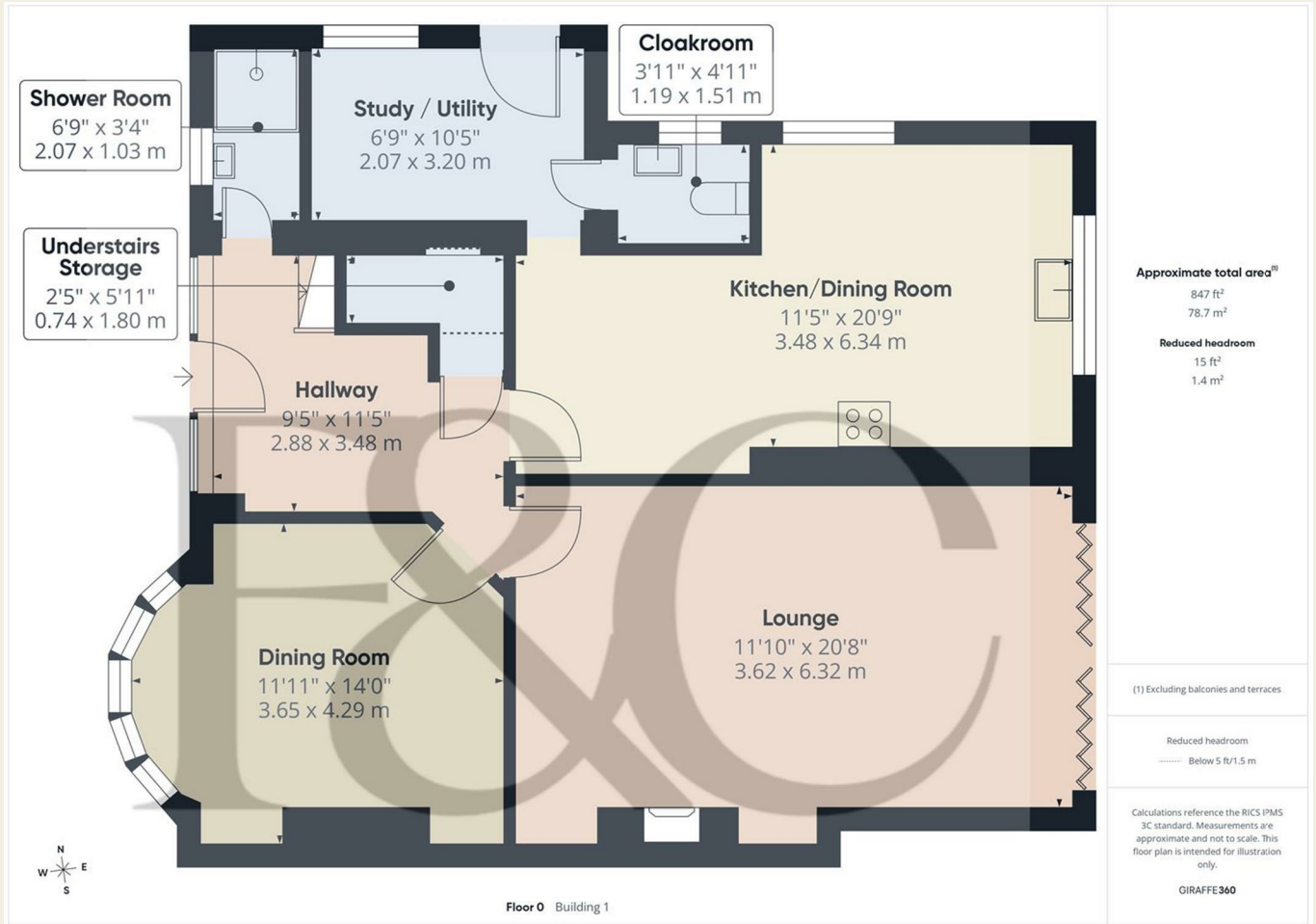
Detached Garage

15'4" x 9'7" (4.69 x 2.94)

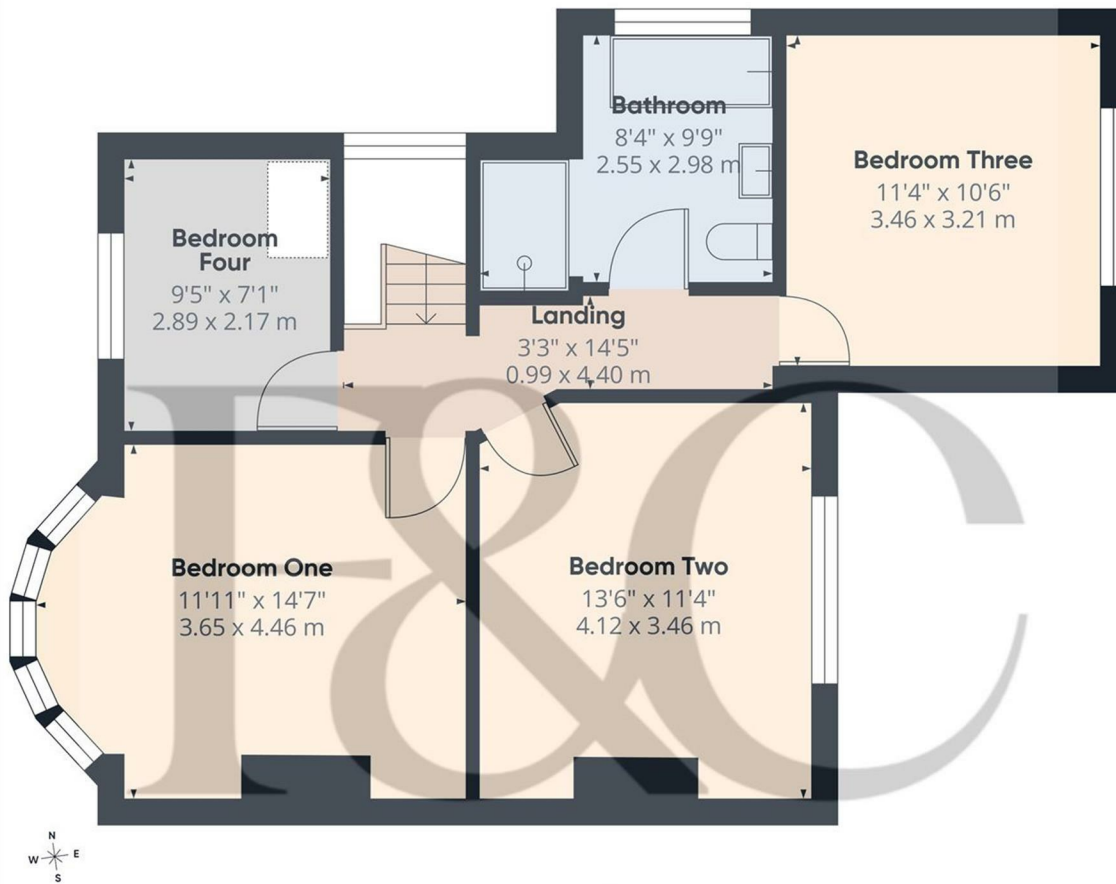
With power, double glazed side window, rear access door and double opening front doors.



Council Tax Band D



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Floor 1 Building 1

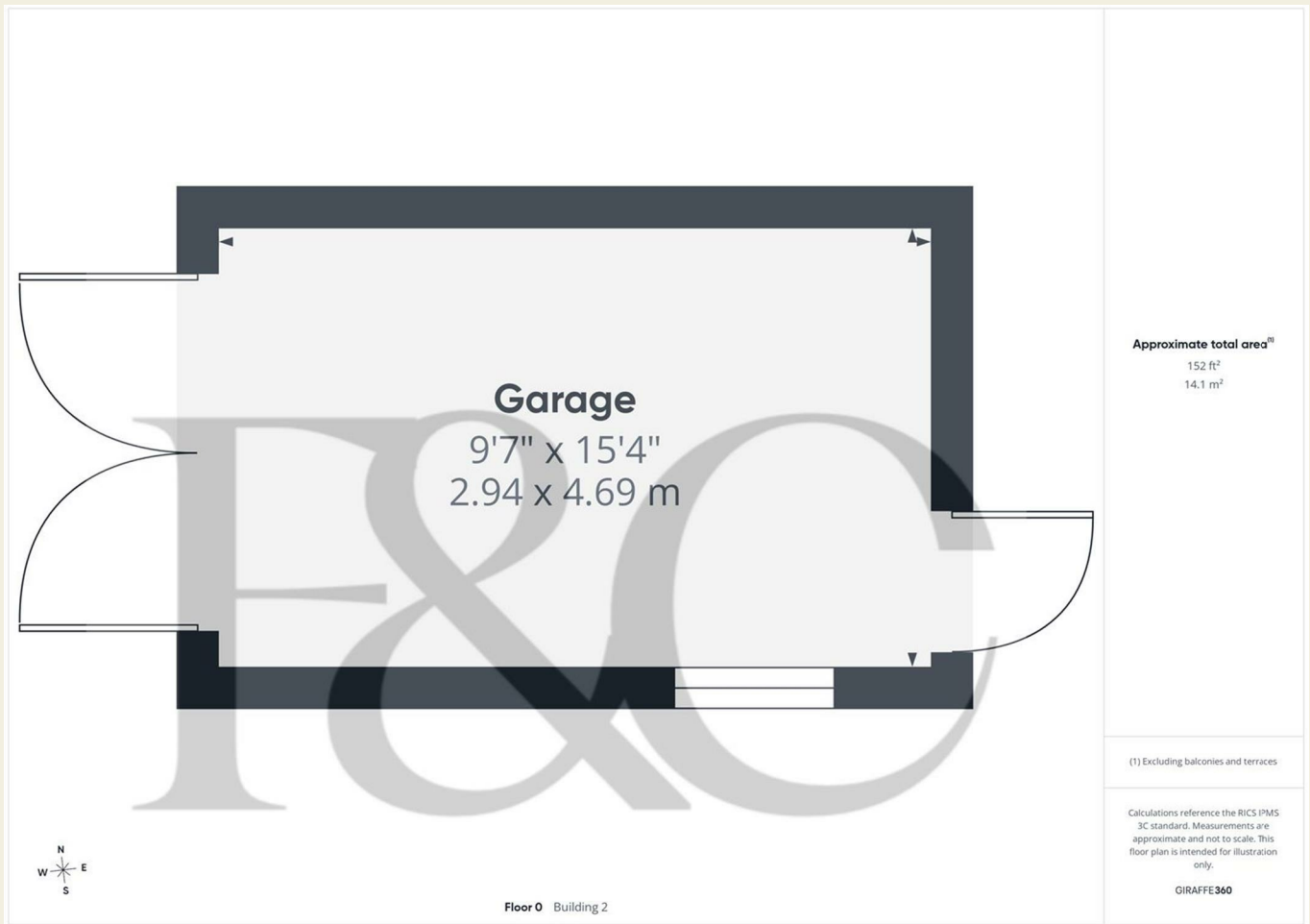
Approximate total area⁽¹⁾
606 ft²
56.2 m²

(1) Excluding balconies and terraces

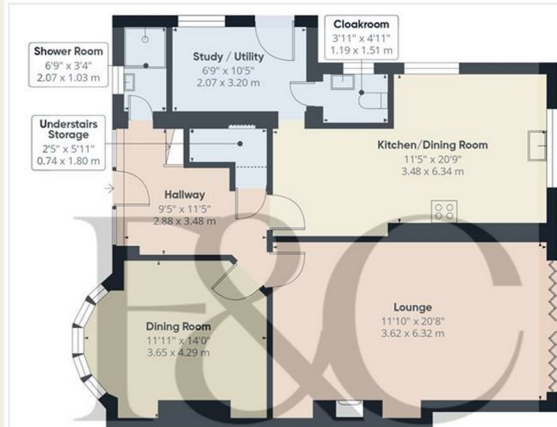
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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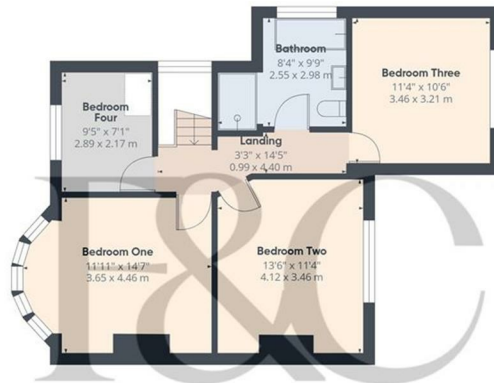
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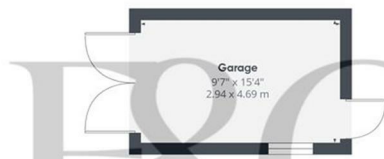
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1605 ft²
149 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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