Fletcher & Company

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Canon's Walk, Darley Abbey, Derby, DE22

No Offers £350,000 Freehold



- Superbly Positioned Extended Detached Residence
- Ecclesbourne School Catchment Area
- Double Glazing & Gas Central Heating
- Entrance Hall & Study
- Spacious Lounge
- Impressive Open Plan Living Kitchen
- Three Bedrooms - Family Bathroom - Shower Room
- Private South-Facing Rear Garden
- Rear Driveway
- Detached Garage





Summary

ECCLESBOURNE SCHOOL CATCHMENT AREA - Superbly positioned and extended three bedroom detached residence occupying a pleasant south-facing plot in the highly sought-after Darley Abbey.

This is an extended three bedroom detached residence occupying a corner plot in the sought-after village of Darley Abbey. The property has been extended to the ground floor and now comprises entrance hall, spacious lounge, study, open plan L-shaped living kitchen and shower room. The first floor landing leads to three bedrooms and a family bathroom.

The property benefits from gardens to the front, side and rear with a southerly aspect to the rear and adjacent to the property, is a driveway leading to a detached garage.

The Location
There is a village shop in Darley Abbey as well as restaurants near the River Derwent and pleasant walks around beautiful Darley Park itself. Just a short walk up to the A6 Duffield Road, a regular bus service runs into Derby City Centre and the property is also very well placed for easy access onto the A38 and A52.

Accommodation

Ground Floor

Entrance Hall
9'8" x 4'10" (2.97 x 1.49)
uPVC double glazed entrance door provides access into the entrance hall with staircase leading to the first floor, uPVC double glazed window to the front and panelled and glazed doors to the impressive living kitchen/dining room, study and lounge.

Study
5'11" x 4'8" (1.81 x 1.43)
With central heating radiator and uPVC double glazed window to the side.

Lounge
15'9" x 10'0" (4.82 x 3.07)
With feature fireplace and gas fire, central heating radiator, decorative coving, recessed ceiling spotlighting and uPVC double glazed box bay window to the front.





Impressive Open Plan Extended Living Kitchen





Living/Dining Area

14'3" x 12'1" (4.36 x 3.70)

With central heating radiator, air conditioning unit, recessed ceiling spotlighting and uPVC double glazed window to the side with matching French doors opening onto the garden.



Fitted Kitchen Area
15'9" x 8'3" (4.81 x 2.54)
Fitted with an extensive range of granite worktops extending to a breakfast bar with matching upstands, inset stainless steel sink unit with mixer tap, black gloss finish base cupboards and drawers with complementary wall mounted cupboards, induction hob with extractor hood over, integrated fridge, freezer, dishwasher, washing machine, microwave and oven, recessed ceiling spotlighting, uPVC double glazed window to the rear, contemporary style floor-to-ceiling radiator, panelled door to a useful storage cupboard and further panelled door to the ground floor shower room.



Ground Floor Shower Room
8'0" x 5'1" (2.45 x 1.57)
With a white suite comprising low flush WC, vanity unit with wash handbasin, shower cubicle with electric shower, central heating radiator and uPVC double glazed window to the side.



First Floor

Landing
With access to loft space and doors to three bedrooms and bathroom.

Bedroom One
13'5" x 10'2" (4.11 x 3.10)
With central heating radiator, fitted wardrobes with sliding mirrored doors and uPVC double glazed window to the front.



Bedroom Two
11'4" x 7'1" (3.46 x 2.18)
With central heating radiator and uPVC double glazed window to the side.



Bedroom Three
8'5" x 7'1" (2.59 x 2.18)
With central heating radiator and uPVC double glazed window to the rear.

Bathroom
6'11" x 5'2" (2.11 x 1.60)
Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, fitted cupboards, panelled bath with Triton shower over, radiator and uPVC double glazed window to the side.



Outside

Front Garden & Driveway
The property occupies an impressive corner plot, well screened from the road and set back behind hedging featuring lawned gardens to the front and side with adjacent driveway providing access to the detached garage.

Rear Garden

To the rear of the property is a very pleasant private south-facing rear garden featuring a patio, lawn, rockery and low maintenance borders with side access to the garage.

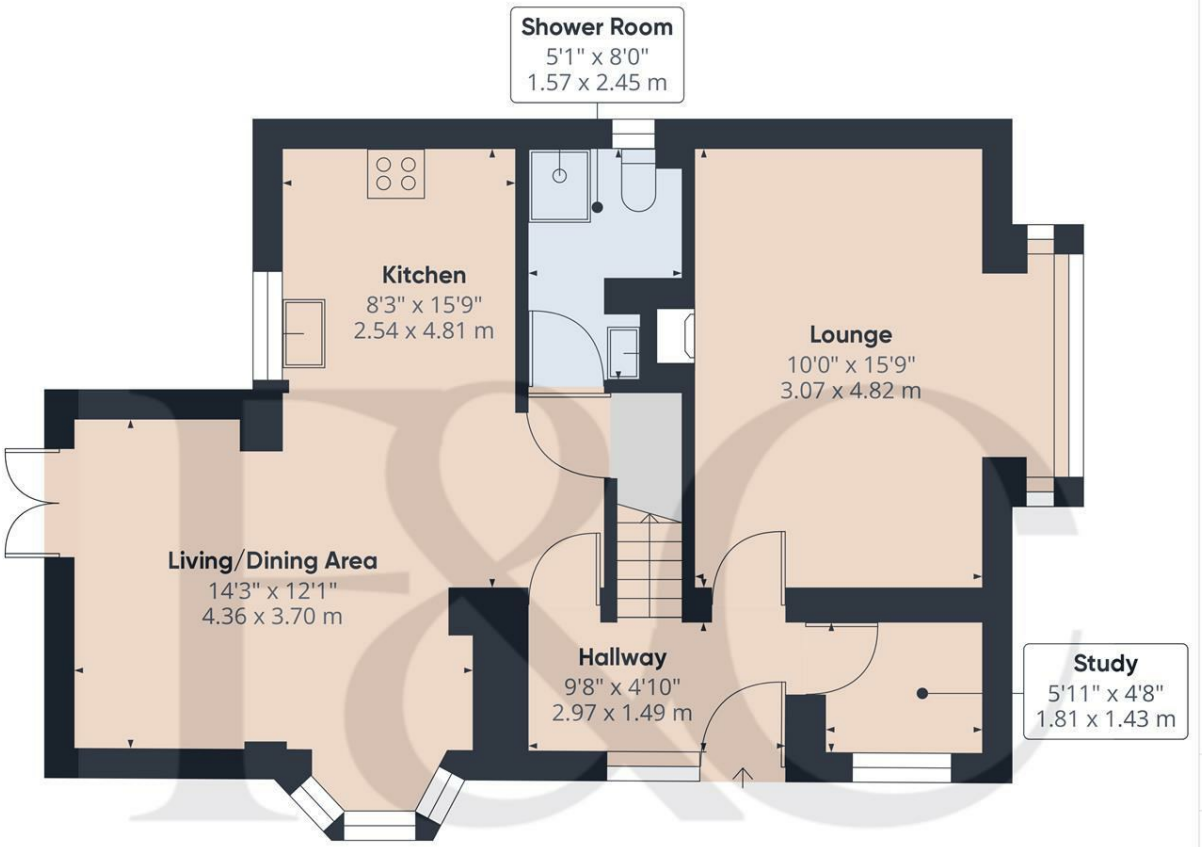




Detached Garage

16'4" x 8'2" (approx) (5m x 2.5m (approx))

Council Tax Band C - Derby



Floor 0

Approximate total area[1]

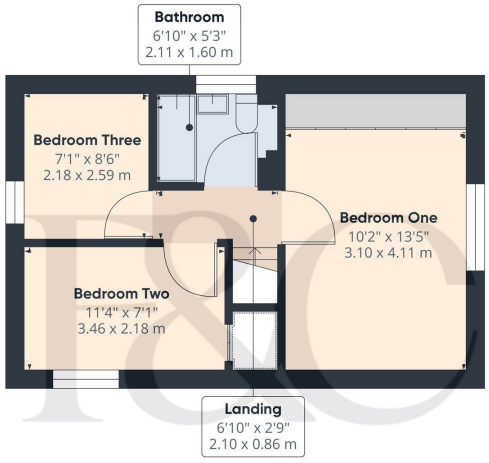
614.92 ft²

57.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area[1]

353.89 ft²

32.88 m²

(1) Excluding balconies and terraces

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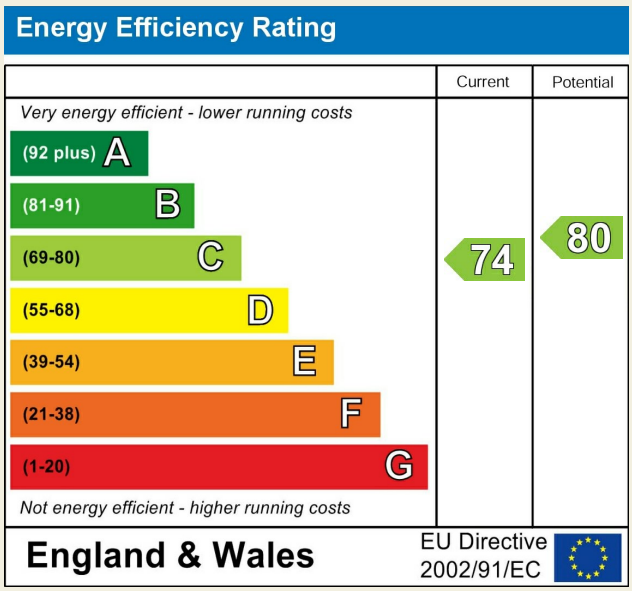
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Council Tax Band: C
Tenure: Freehold