



4 Bed House - Semi-Detached

46 Windley Crescent, Darley Abbey, Derby DE22 1BY
Offers Around £585,000 Freehold



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- Stunning Extended Family Home – Ideal Choice for the Family
- Ecclesbourne School Catchment Area
- Prime Position in Darley Abbey – Close To Darley Park
- Lovely Spacious Entrance Hall & Lounge with Characterful Fireplace
- Beautiful Living Kitchen/Dining/Sitting Room with Log Burner & Bi-Folding Doors to Garden
- Utility Room & Cloakroom
- Four Bedrooms (period fireplaces) – En-suite & Family Bathroom
- Generous Garden – Bespoke Pergola, Garden Shed & Greenhouse
- Block Paved Driveway & Garage
- Far-Reaching Views to the Front – Viewing Absolutely Essential !

ECCLESBOURNE SCHOOL CATCHMENT AREA – This stunning extended four bedroom family home is an ideal choice for those seeking both comfort and style. Original built in 1930's with many features.

The heart of the home is undoubtedly the beautiful living kitchen with bi-folding doors to the garden, which seamlessly combines dining and sitting areas, creating a warm and inviting atmosphere. The addition of a log burner enhances the cosy feel, making it perfect for family gatherings or quiet evenings in.

The generous garden is a true highlight, featuring a raised decked area off the living kitchen with a bespoke pergola that adds a touch of elegance to the outdoor space. Additionally, a garden shed and greenhouse offers practical storage solutions for those keen gardeners. A block paved driveway leads to a garage with power and light.

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

Porch

9'1" x 1'2" (2.77 x 0.36)

With quarry tiled flooring, light and double opening front doors.



Entrance Hall

15'10" x 8'10" (4.83 x 2.71)

With main panelled front door with stained glass, deep skirting boards and architraves, high ceiling, panelling to wall, original solid oak wood flooring, column style radiator, circular internal stained glass window with leaded finish, picture rail, additional stained glass internal windows with leaded finish either side of main entrance door, coat hooks and attractive split-level staircase leading to first floor with balustrade.



Understairs Storage Cupboard

6'11" x 3'0" (2.12 x 0.92)

Providing storage with light and internal stripped panelled door.

Cloakroom

4'4" x 3'6" (1.33 x 1.09)

With low level WC, fitted wash basin with fitted base cupboard underneath, panelling to walls, feature wallpaper, extractor fan, slate tile flooring and internal panelled door.



Lounge

13'7" x 11'11" (4.15 x 3.65)

With chimney breast with feature characterful display fireplace, deep skirting boards and architraves, high ceiling, coving to ceiling, wood flooring, picture rail, fitted book shelving to the right hand side of the chimney breast, bay radiator, far-reaching views to front, double glazed bay window with fitted blind and internal panelled door.



Living Kitchen/Dining/Snug

26'3" x 14'9" (8.02 x 4.50)



Sitting Area

With chimney breast with oak lintel incorporating log burning stove with raised slate hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, column style radiator, display shelving, internal panelled door and open space leading to dining and kitchen area.



Dining Area

With slate tile flooring with underfloor heating, deep skirting boards and architraves, high ceiling, spotlights to ceiling, feature double glazed lantern style window, open space leading to snug and kitchen area and feature triple glazed aluminium bi folding doors opening onto raised decking and garden.



Kitchen Area

With kitchen island incorporating one and a half stainless steel sink unit with fitted base cupboard underneath and attractive quartz worktops, a further range of wall and base fitted units with matching quartz worktops and incorporating a Neff five ring gas hob with stainless steel extractor fan over, two built-in Neff electric fan assisted ovens and Neff warming plate drawer, concealed coffee cupboard with up and over door, integrated Neff dishwasher, matching slate tile flooring with underfloor heating, deep skirting boards and architraves, high ceiling, spotlights to ceiling, featured double glazed lantern style window, double glazed window overlooking garden with fitted blind, open space leading into dining and snug area and double glazed window to side with fitted blind enjoying far-reaching views in the distance.



Utility Room

10'9" x 6'1" (3.29 x 1.86)

With single stainless steel sink unit with mixer tap, wall and base units with attractive matching worktops, plumbing for automatic washing machine, space for tumble dryer, slate tile flooring, radiator, spotlights to ceiling, double glazed side access door, space for fridge/freezer and internal stripped panelled door with chrome fittings.



First Floor Landing

9'1" x 8'5" (2.77 x 2.57)

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

Bedroom One

14'1" x 9'7" (4.31 x 2.93)

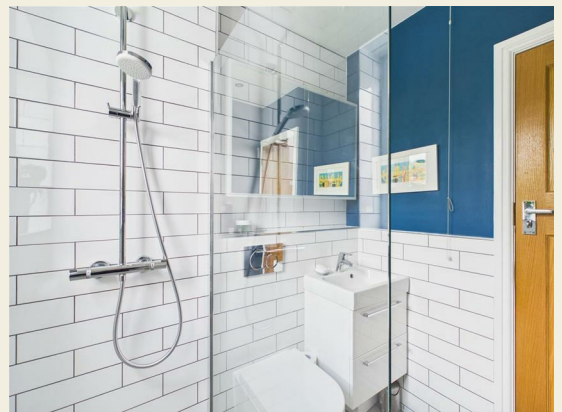
With deep skirting boards and architraves, high ceiling, far-reaching views to front, radiator, double glazed bay window with deep window sill, coving to ceiling, access to roof space and internal panelled door.



En-Suite

6'2" x 5'2" (1.89 x 1.59)

With walk-in shower with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tile splashbacks, high ceiling, spotlights to ceiling, extractor fan, wall mounted bathroom cupboard, pleasant aspect to rear, heated chrome towel rail/radiator, double glazed window and internal stripped panelled door with chrome fittings.



Bedroom Two

11'11" x 11'4" (3.65 x 3.47)

With deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, chimney breast with feature cast iron period fireplace, column style radiator, far-reaching views to front, double glazed bay window with fitted blind and internal stripped panelled door.



Bedroom Three

12'11" x 11'5" (3.94 x 3.48)

With deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, chimney breast with cast iron period fireplace, column style radiator, pleasant aspect to rear, double glazed window with fitted blind and internal stripped panelled door.



Bedroom Four

8'10" x 7'2" (2.71 x 2.19)

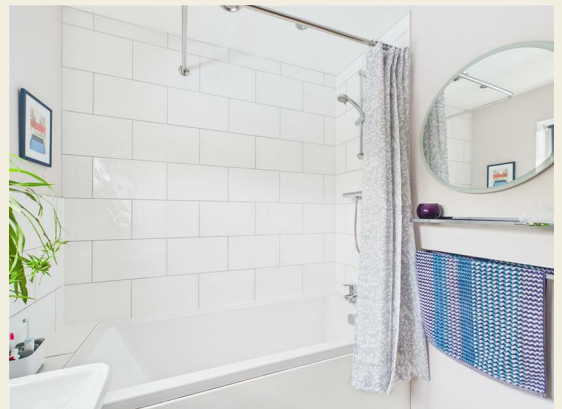
With deep skirting boards and architraves, high ceiling, radiator, far-reaching views to front, double glazed bay window with deep wood sill, fitted display shelf and internal stripped panelled door.



Family Bathroom

7'9" x 6'1" (2.38 x 1.86)

With bath with chrome fittings with chrome shower over, pedestal wash handbasin with chrome fittings, low level WC, tile splashbacks, tiled effect cork floor, skirting boards and architraves, high ceiling, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, built-in storage cupboard with shelving, pleasant aspect to rear, double glazed window with fitted blind and fitted wood sill and internal stripped panelled 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 small tree.

Rear Garden

Being of a major asset to the sale of this particular property is its well-established, westerly facing garden enjoying shaped lawns, a varied selection of shrubs, plants and trees, raised decked area with retractable awning providing a pleasant sitting out and entertaining space complemented by a lower patio area ideal for barbecues etc. A bespoke pergola with Indian stone patio provides a further sitting out entertaining space towards the bottom of the garden with useful garden timber shed and a greenhouse with tempered glass for safety included in the sale.



Driveway

A block paved driveway provides car standing spaces for two cars and leads to a garage.

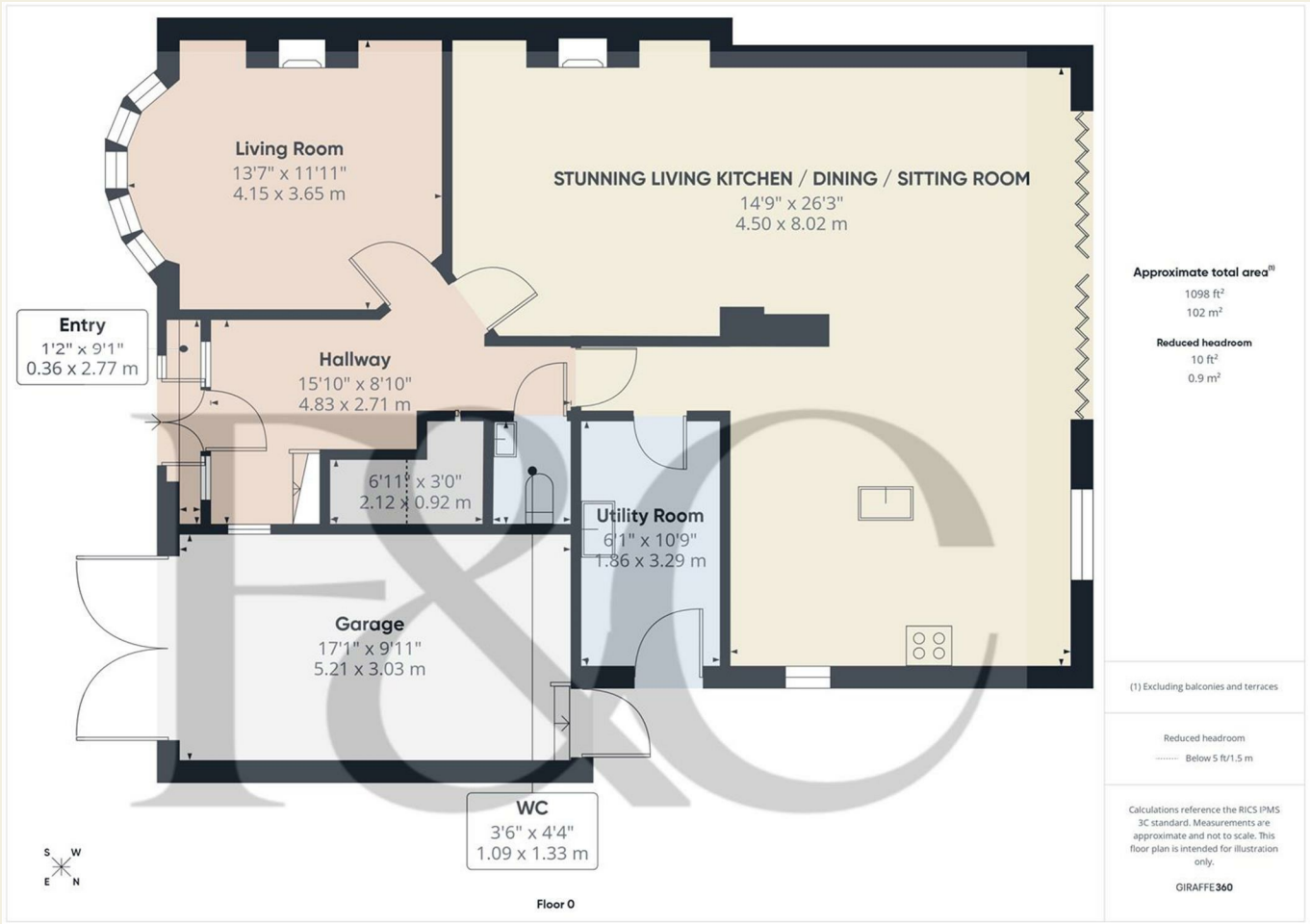


Garage

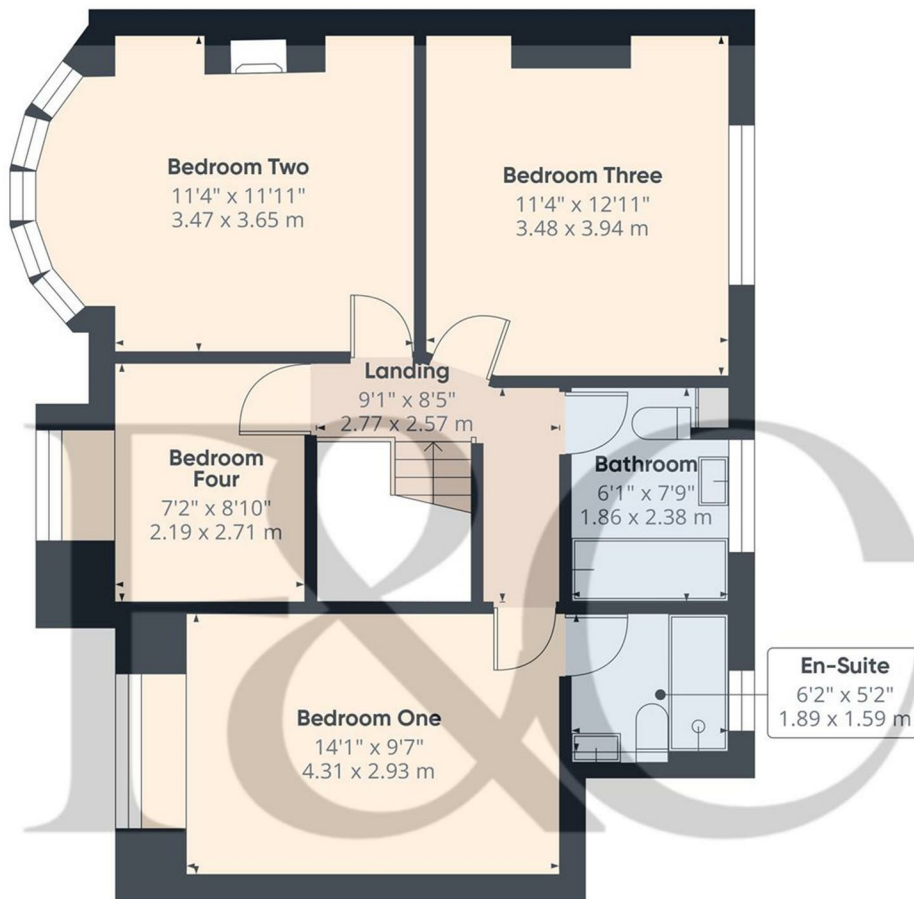
17'1" x 9'11" (5.21 x 3.03)

With concrete floor, power, lighting, double opening front door and rear access door.

Council Tax Band D



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Approximate total area⁽¹⁾
638 ft²
59.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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