



2 Bed Cottage

6 The Square, Darley Abbey, Derby DE22 1DY
Offers Around £279,950 Freehold



Fletcher
& Company

www.fletcherandcompany.co.uk

- Beautiful Grade II Listed Cottage
- Overlooking Open Green - The Square
- Located in the Heart of Darley Abbey Village - Short Walk to Popular Darley Abbey Mills
- Lounge/Dining Room with Log Burner
- Fitted Kitchen with Built-In Appliances
- Two Double Bedrooms & Luxury Shower/Bathroom
- Small Courtyard Pation Garden
- Ecclesbourne School Catchment Area
- Professionally Renovated and Much Improved
- No Chain Involved - Close To Darley Park

This charming Grade II Listed cottage offers a delightful blend of character and modern living.

The cottage has been professionally renovated and much improved, ensuring that it meets the highest standards of comfort and aesthetics. The lounge/dining room with log burner provides a warm and welcoming space, ideal for relaxation or entertaining guests. The fitted kitchen benefits from built-in appliances. With two well-proportioned bedrooms and a thoughtfully designed bathroom, this property is perfect for those seeking a cosy yet stylish home.

One of the standout features of this property is its view overlooking The Square open green to the front, providing a serene backdrop for everyday life. The location is truly enviable, situated in the heart of Darley Abbey Village, which is known for its rich history and vibrant community. Residents will appreciate the short walk to the popular Darley Abbey Mills, with its attractive wine bars and restaurants.

This cottage is offered with no chain involved, making it an excellent opportunity for both first-time buyers and those looking to downsize.

The Location

Darley Abbey Village is situated approximately 1 mile north from Derby City centre and offers a general store, historic church, Broadway public house and a regular bus service operates along Duffield Road (A6). The beautiful Darley Park which borders Darley Abbey village offers a cafe, cricket ground, children's play area, canoe club and very pleasant walks along the banks of the River Derwent. Derwent Valley Mills including a fine dining restaurant and popular wine bars. It also has a nature reserve known as Nutwood. This property is within the catchment area for Ecclesbourne Secondary School situated in Duffield. Excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway. A further point of note is that Darley Abbey Village is located in one of the few World Heritage Sites.

Accommodation

Ground Floor

Lounge/Dining Room

128'11" x 11'8" (39.3 x 3.58)

With chimney breast incorporating log burning stove with raised slate hearth, decorative beams to ceiling, column style radiator, fitted carpet, fitted wall lights, pleasant aspect over open green to front, multi-paned character window, panelled entrance door and internal door.



Hallway/Study Area

10'1" x 4'11" (3.08 x 1.52)

With herringbone style flooring, column style radiator, decorative beams to ceiling, understairs storage cupboard, multi-paned window to rear and staircase leading to first floor.



Kitchen

9'8" x 5'8" (2.96 x 1.73)

With Belfast style sink with mixer tap, wall and base fitted units with matching worktops, built-in four ring electric hob with concealed extractor hood, built-in electric fan assisted oven, integrated washing machine, integrated fridge, matching herringbone style flooring, plate rack, spotlights to ceiling, column style radiator, multi-paned sash style window to side, rear door giving access to courtyard garden and internal door.



First Floor Landing

5'2" x 4'4" (1.60 x 1.33)

With fitted carpet, decorative beams to ceiling, multi-paned window to rear and staircase continuing to the second floor.

Double Bedroom Two

13'1" x 11'3" (4.01 x 3.45)

With chimney breast, fitted carpet, decorative beams to ceiling, column style radiator, fitted wall lights, pleasant aspect over open green to front, multi-paned window and internal door.



Shower/Bathroom

9'8" x 5'9" (2.95 x 1.76)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, wall mounted illuminated mirror, tile splashbacks, tile flooring, spotlights to ceiling, extractor fan, heated towel rail/radiator, multi-paned window to side and internal door.



Walk-In Cupboard

5'5" x 3'5" (1.67 x 1.05)

With fitted carpet, wall light, decorative beams to ceiling and internal door.

Second Floor Landing

5'3" x 1'10" (1.62 x 0.56)

With principle beam to ceiling, skylight window, ceiling light and internal door giving access to double bedroom one.

Double Bedroom One

13'2" x 11'6" (4.03 x 3.52)

With chimney breast, featured vaulted ceilings with two exposed decorative beams, two column style radiators, views over open green to front, multi-paned window and internal door.



Storage Cupboard

8'9" x 5'11" (2.69 x 1.82)

With loose boards for storage, boiler and light.

Courtyard Patio Garden

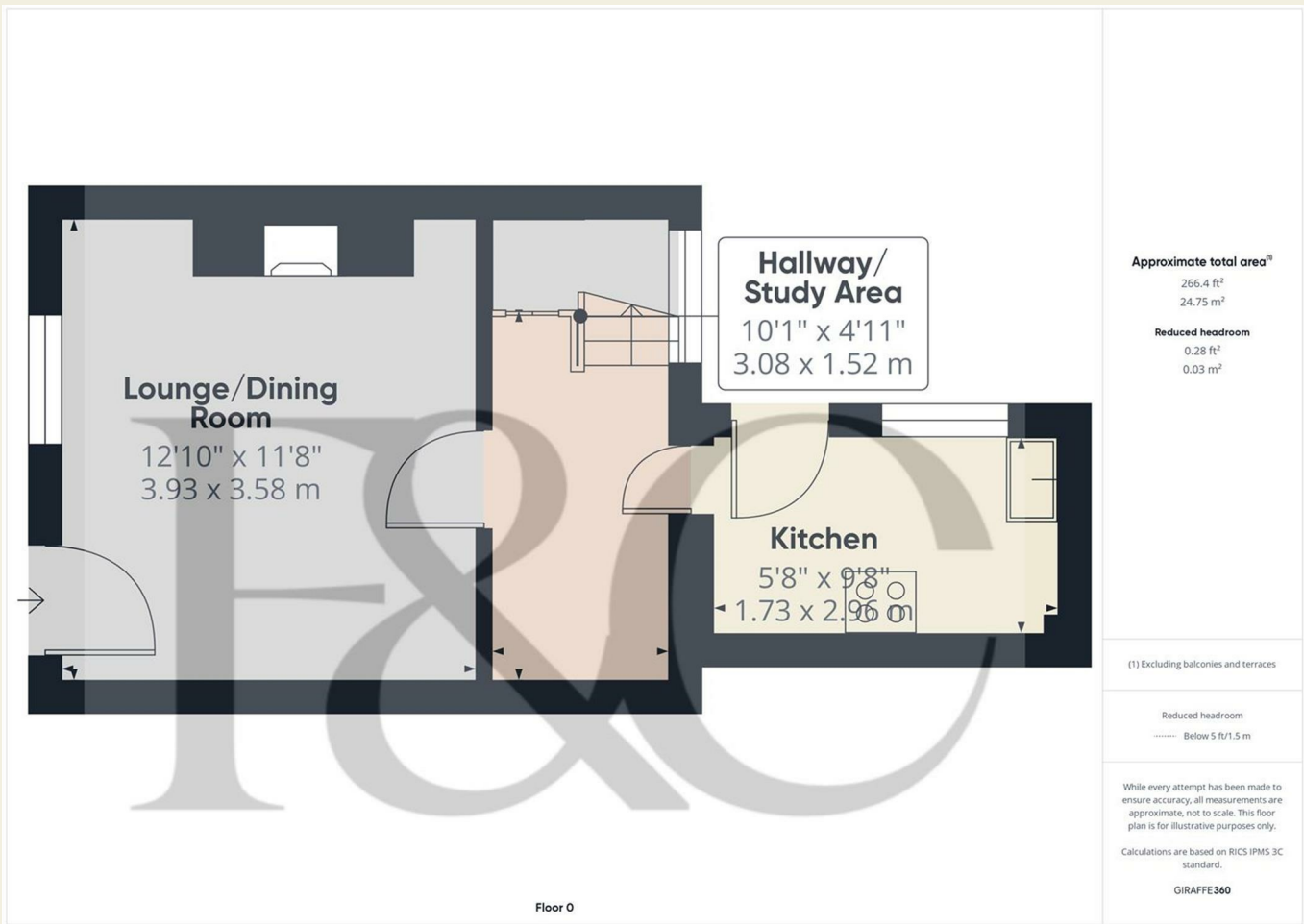
Immediately from the kitchen door is a brick paved courtyard garden.



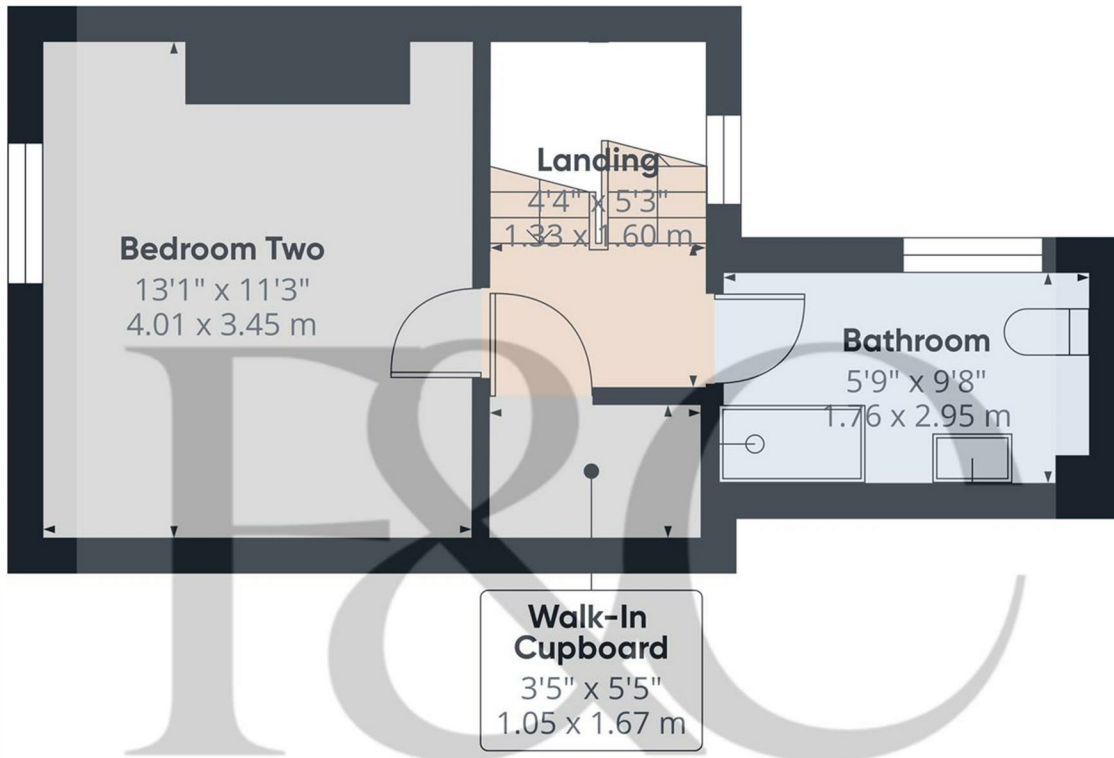
Council Tax Band - C
Derby City



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.



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.



Approximate total area⁽¹⁾
 238.42 ft²
 22.15 m²

(1) Excluding balconies and terraces

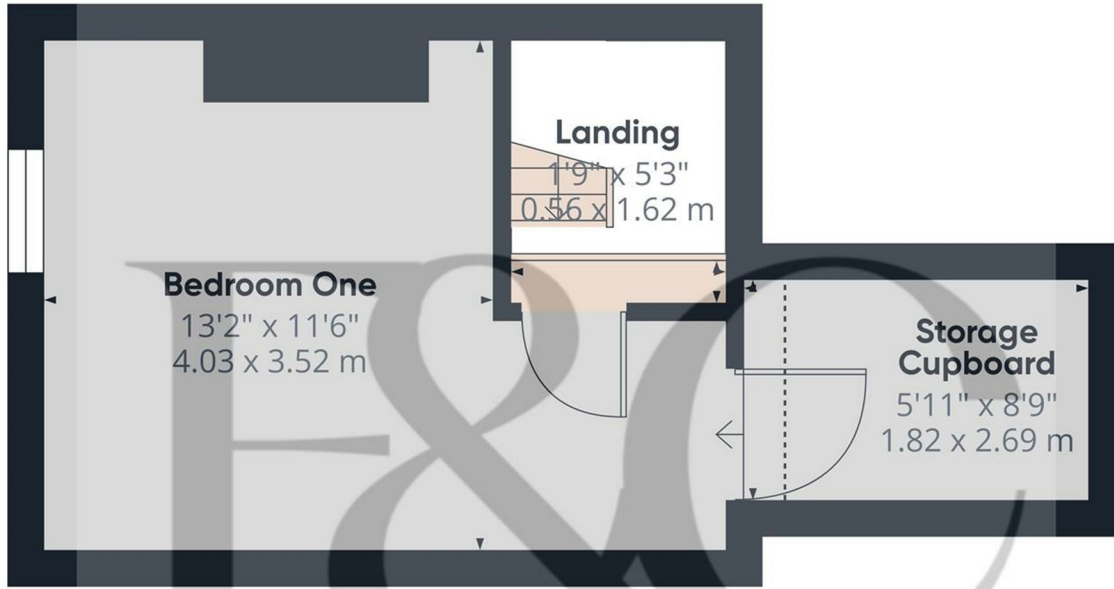
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1

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.



Floor 2

Approximate total area⁽¹⁾

239.5 ft²
22.25 m²

Reduced headroom

44.08 ft²
4.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.