



3 Bed Cottage

8 Brick Row, Darley Abbey, Derby DE22 1DQ

Price £365,000 Freehold



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Fletcher
& Company

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- Charming & Spacious Grade II Listed Cottage – Beautifully Presented
- Ecclesbourne School Catchment Area
- Spacious Lounge with Characterful Fireplace
- Living Fitted Kitchen/Dining Room with Pantry
- First Floor Landing with Study Area
- Three Bedrooms – (Two Bathrooms)
- Fitted Family Bathroom & Superior En-suite – A Real Must See !
- Landscaped Gardens with Brick Stores
- Located in the Heart of Darley Abbey Village – Short Walk to Popular Darley Abbey Mills
- Character Features – Close to Darley Park – Viewing Essential

CLOSE TO DARLEY PARK – This charming and spacious beautifully presented three bedroom, en-suite Grade II listed cottage offers a delightful blend of character and modern living.

Situated next to Darley Park and Darley Abbey Mills, residents can enjoy leisurely walks and the beauty of nature right on their doorstep. This cottage not only offers a comfortable living space but also a vibrant community atmosphere, making it a truly desirable place to call home.

The Location

Darley Abbey village is a very convenient and much sought after residential area situated approximately 1 mile from Derby City centre and offers a historic St Matthew's Church, reputable public houses and regular bus services. Darley Abbey is noted for being on the doorstep of the beautiful Darley Park providing pleasant riverside walks along the banks of the River Derwent. Excellent educational facilities are close to hand to include the reputable village primary school (Walter Evans) and it is in the noted Ecclesbourne School catchment area located in Duffield. Furthermore private education is also available in the village at the Old Vicarage. Transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce, Derby Railway Station and Toyota. A further point of note is that the Derwent Valley in which the village of Darley Abbey is situated is one of the few World Heritage Sites.

Accommodation

Ground Floor

Entrance Hall

4'0" x 3'8" (1.22 x 1.13)

With panelled entrance door with window over, wood flooring, useful understairs storage cupboard with stripped latch door, high ceiling and character beams to ceiling.

Lounge

15'0" x 13'6" (4.58 x 4.12)

With chimney breast incorporating characterful fireplace with patterned tiles and raised tile hearth, high ceiling, decorative painted beams to ceiling, fitted shelving, radiator, sash multi-pane window with fitted blind with aspect to front, internal stripped latch door giving access to the staircase which leads to the first floor and internal glazed door.



Kitchen/Dining Room

16'2" x 9'1" (4.93 x 2.79)



Dining Area

With painted decorative beams to ceiling, high ceiling, deep skirting boards, multi-pane window to rear, feature stable door giving access to garden and open space leading to kitchen area.



Kitchen Area

With Belfast style sink with mixer tap, wall and base fitted units with matching worktops, built-in five ring stainless steel gas hob with stainless steel extractor hood over, built-in stainless steel double electric fan assisted oven, integrated dishwasher, integrated washing machine, concealed central heating boiler, high ceiling, decorative painted beams to ceiling, tile splashbacks, sash multi-pane window to rear, views over garden and open space leading to dining area.



Pantry

6'6" x 2'11" (2.00 x 0.90)

With character beams to ceiling, fitted shelving and light.

First Floor Landing with Study Area

11'8" x 8'3" x 5'7" x 2'9" (3.58 x 2.53 x 1.71 x 0.86)

Incorporating study area with exposed wood floor and radiator.



Bedroom Two

14'11" x 6'6" (4.57 x 2.00)

With exposed beam, radiator, built-in wardrobe, chimney breast, sash multi-pane window to front and internal latch door.



Bedroom Three

9'3" x 9'1" (2.82 x 2.78)

With exposed beam to ceiling, chimney breast, fitted book shelving, fitted dressing table worktop, built-in cabin bed, built-in cupboard with shelving and housing the hot water cylinder, radiator, sash multi-pane window to rear and internal latch door.



Family Bathroom

9'0" x 5'10" (2.75 x 1.79)

With bath with shower over with shower screen door, fitted wash basin, low level WC, attractive tile splashbacks with matching tile flooring with underfloor heating, illuminated circular mirror, spotlights to ceiling, fitted display shelving with spotlight, heated towel rail/radiator, obscure multi-pane window to rear and internal pine latch door.



Second Floor

Bedroom One

15'3" x 14'11" (4.67 x 4.56)

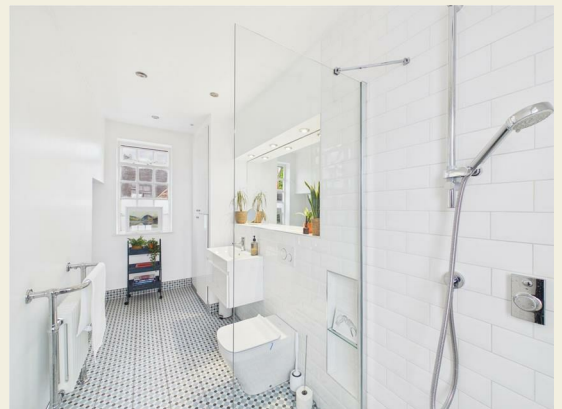
With exposed truss, high ceiling, deep skirting boards, exposed wood flooring, two multi-pane windows to front with far-reaching views over Darley Abbey and the historic chimney to front, two built-in useful storage cupboards, additional built-in wall cupboard, multi-pane window to rear with fitted blind, access to roof space, radiator and internal latch door giving access to superior en-suite.



Superior En-Suite

14'11" x 5'1" (4.55 x 1.57)

With walk-in shower with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, heritage style towel rail/radiator, high ceiling, sensored spotlights to ceiling, generous sized fitted mirror, multi-pane window to front, multi-pane window to rear, built-in storage cupboard providing storage with shelving and internal latch door.



Garden

To the rear of the property is a low maintenance, enclosed garden with artificial turf and patio providing a pleasant sitting out and entertaining space.



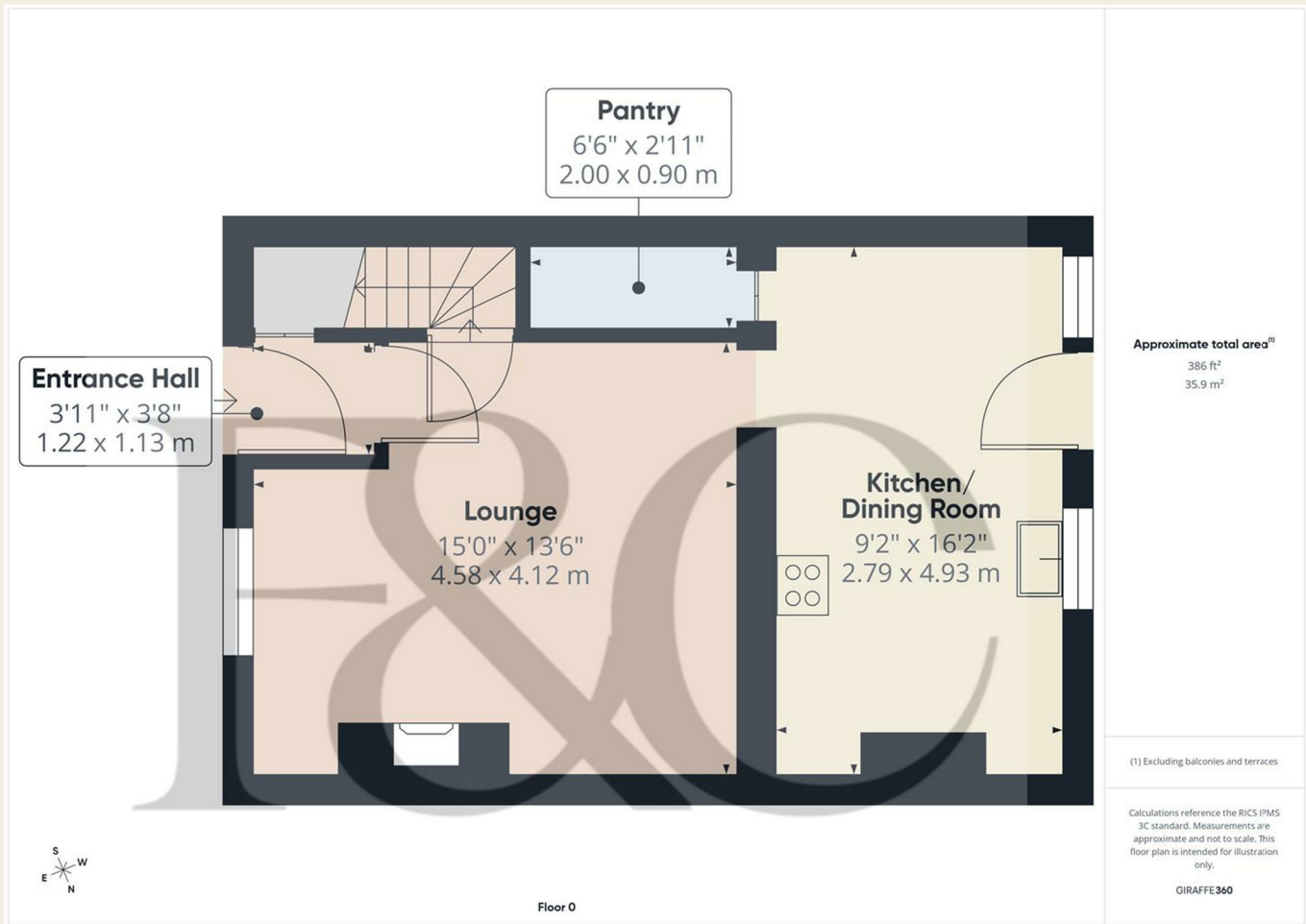
Brick Stores

Two useful brick stores for storage.

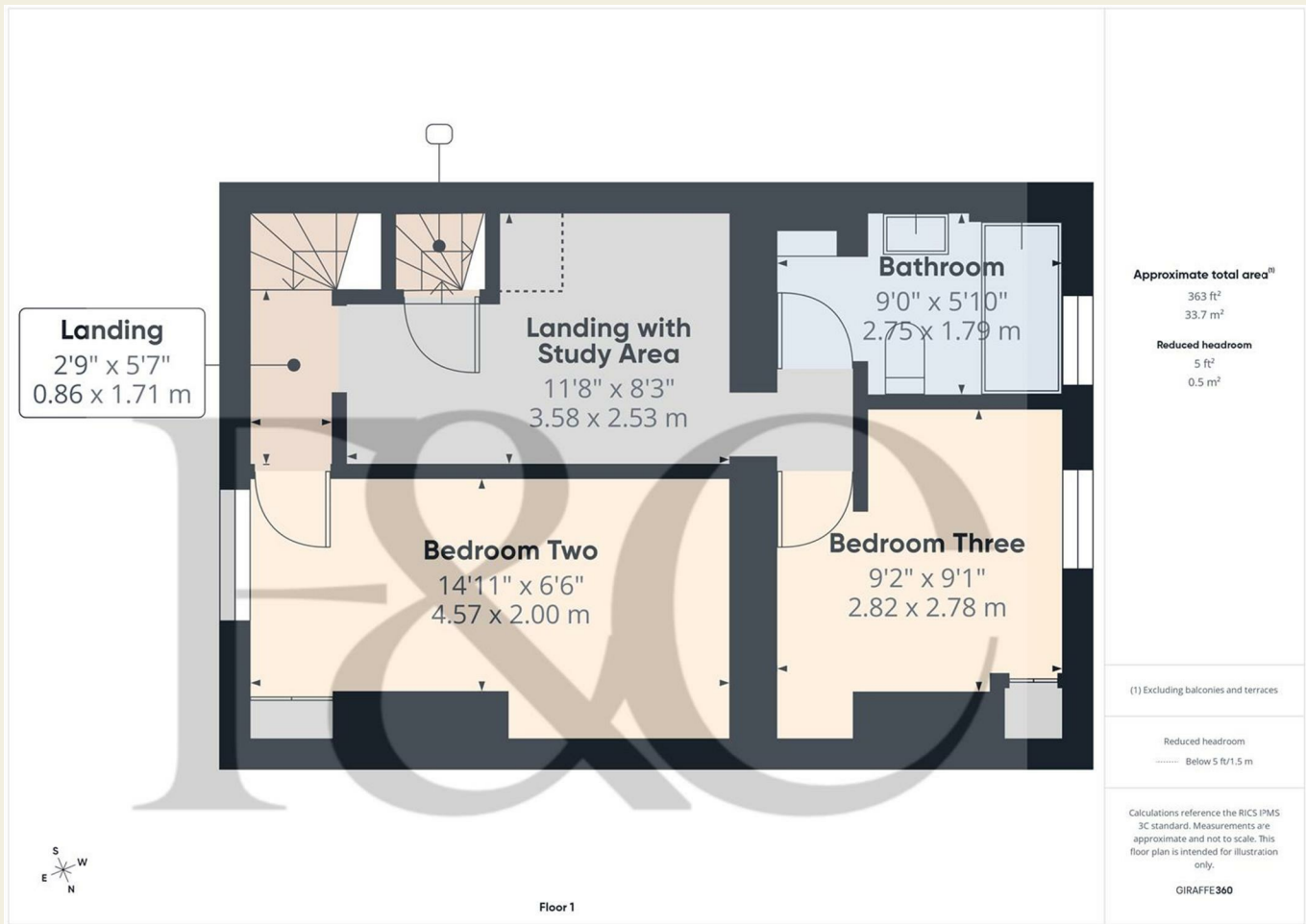


Council Tax Band D

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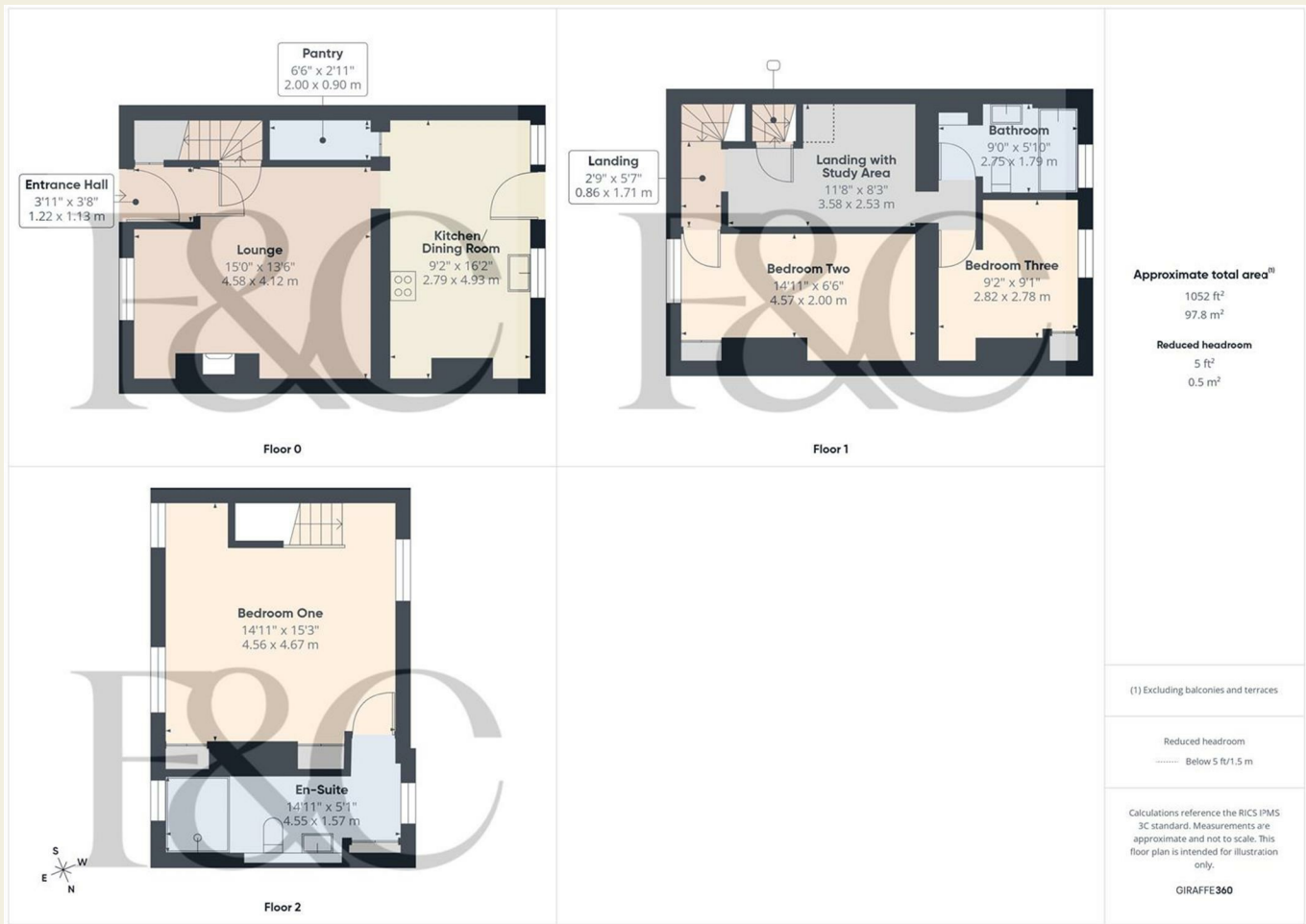
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