

1

Willow Close, Darley Abbey, Derby, DE22

Offers Around £290,000 Freehold



- Ecclesbourne School Catchment Area
- Extended Accommodation
- Good Sized Driveway & Compact Courtyard Style Garden
- Entrance Hall
- Fitted Guest Cloakroom & Utility
- Open Plan Dining Kitchen & Living Room
- Four Bedrooms plus Bathroom
- Principal Bedroom with En-Suite Shower Room
- Close to Darley Park & River Derwent
- Good Amenities within Close Proximity





Summary

ECCLESBOURNE SCHOOL CATCHMENT AREA _ This is a well-presented and extended, four bedroom, semi-detached residence in the ever popular location of Darley Abbey.

The property is sold with the benefit of no upper chain and features spacious entrance hall, fitted guest cloakroom, spacious open plan dining kitchen, utility and living room. Two staircases lead to the principal bedroom with en-suite shower room. The main first floor accommodation comprises landing, three bedrooms and a bathroom.

The property benefits from a compact, low maintenance, two tier, courtyard style garden with a good degree of privacy. To the front of the property is a driveway providing off-road parking facilities.

F&C

The Location

The property is located in Darley Abbey noted for its beautiful park and pleasant walks, restaurants and bars at Darley Abbey mills, noted Walter Evans primary school, cafe, pubs and the property is also within the Ecclesbourne School catchment area. The location allows for access on foot into the centre of Derby as well as a regular bus service along nearby Duffield Road.

Accommodation

Ground Floor

Entrance Hall

11'2" x 5'1" (3.42 x 1.56)

An entrance door with double glazed side light provides access to hallway with central heating radiator, tiled floor and staircase to first floor with understairs storage cupboard and open access to stylish fitted kitchen.

Stylish Fitted Kitchen/Dining Room
22'4" x 7'8" (6.81 x 2.35)



Dining Area

A spacious area to the front featuring half wood panelled wall, recessed ceiling spotlighting and double glazed window to front.



Quality Fitted Kitchen

Comprising quartz topped units with stylish tiled surrounds, inset sink unit, gloss finish base cupboards and drawers, stylish wall mounted cupboards, integrated gas hob, built-in oven and microwave, extractor hood, fridge freezer, dishwasher, washing machine, tiled flooring, recessed ceiling spotlighting and double glazed window to rear.



Utility Room

7'6" x 6'10" (2.30 x 2.10)

Comprising worktops with cupboards beneath, central heating radiator, appliance space suitable for tumble dryer and door to fitted guest cloakroom.

Fitted Guest Cloakroom

5'4" x 2'8" (1.64 x 0.82)

Appointed with a low flush WC, vanity unit with wash handbasin, storage cupboard and window to rear.

Living Room

18'8" x 8'8" (5.71 x 2.66)

Having a central heating radiator, double glazed window to side, understairs storage cupboard and door leading to inner landing with staircase leading to principal bedroom.



First Floor Landing

7'6" x 6'0" (2.31 x 1.84)

Bedroom One

13'1" x 8'7" (4.00 x 2.64)

Accessed via its own private staircase off the living room with central heating radiator and double glazed window to front with open views.



En-Suite

6'3" x 6'2" (1.93 x 1.88)

Well-appointed and fully tiled with a low flush WC, vanity unit with wash handbasin, shower cubicle, ladder style radiator and double glazed window to front.



Bedroom Two

11'10" x 9'8" (3.63 x 2.95)

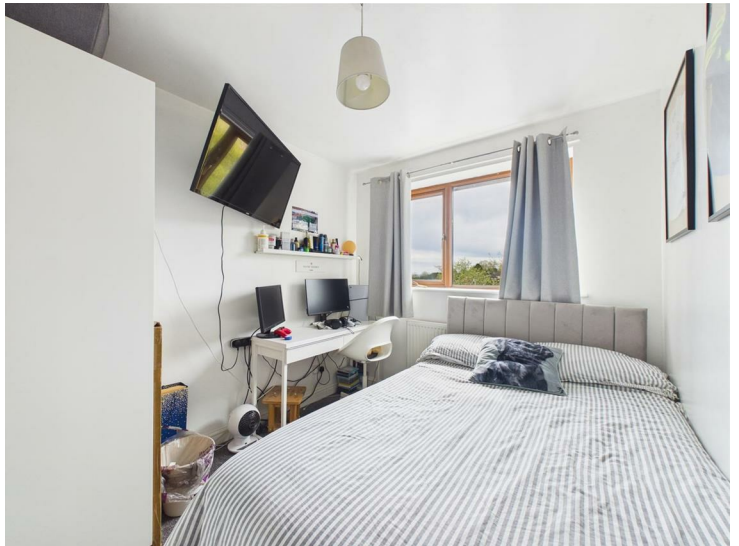
Accessed from the main staircase and landing with central heating radiator and double glazed window to front.



Bedroom Three

10'1" x 7'10" (3.08 x 2.41)

Having a central heating radiator and double glazed window to rear.



Bedroom Four

8'5" x 6'0" (2.57 x 1.83)

With central heating radiator and double glazed window to front.

Bathroom

7'6" x 5'8" (2.30 x 1.74)

Appointed with stylish tiling, low flush WC, vanity unit with wash handbasin and drawers beneath, panelled bath with shower over, ladder style radiator and double glazed window to rear.

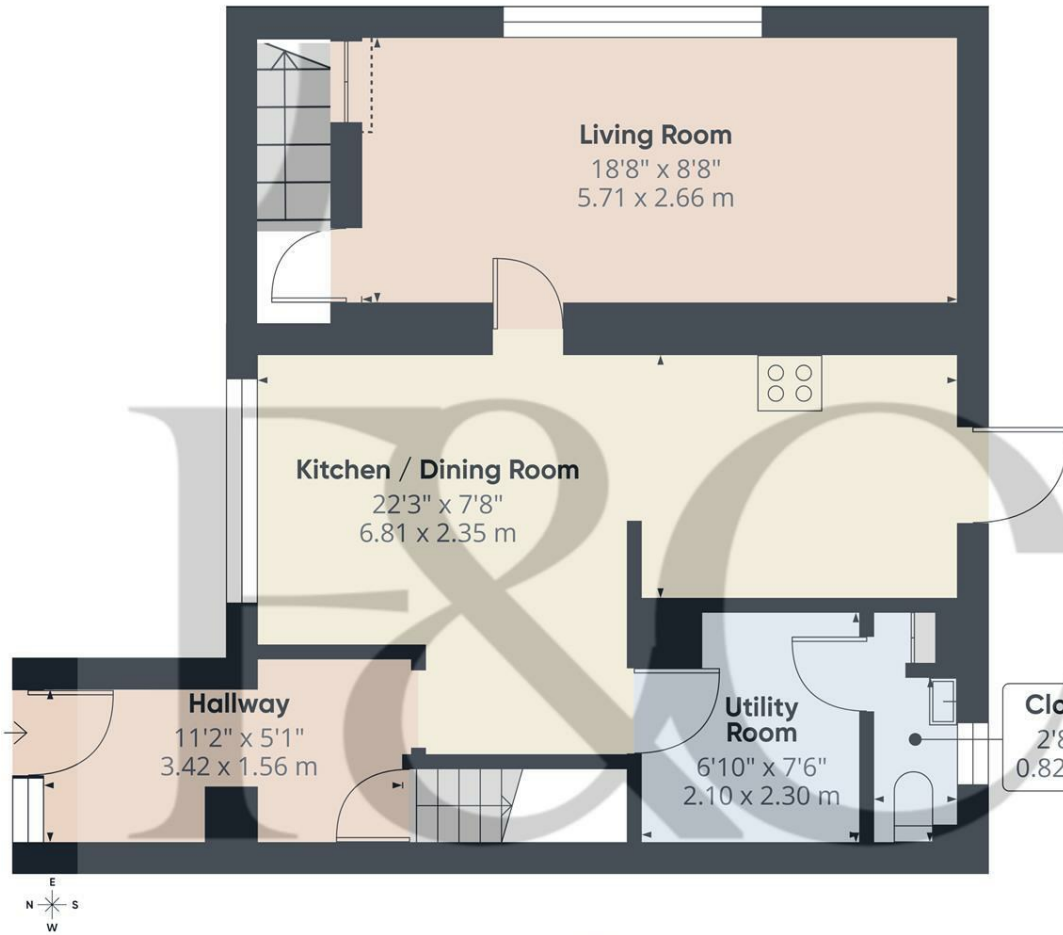


Outside

To the rear of the property is a two tier, low maintenance, courtyard style garden with stylish paving, upper level dining/entertaining area, lower level storage section and a good degree of privacy.



Council Tax Band B



Floor 0

Approximate total area⁽¹⁾

529 ft²
49.3 m²

Reduced headroom

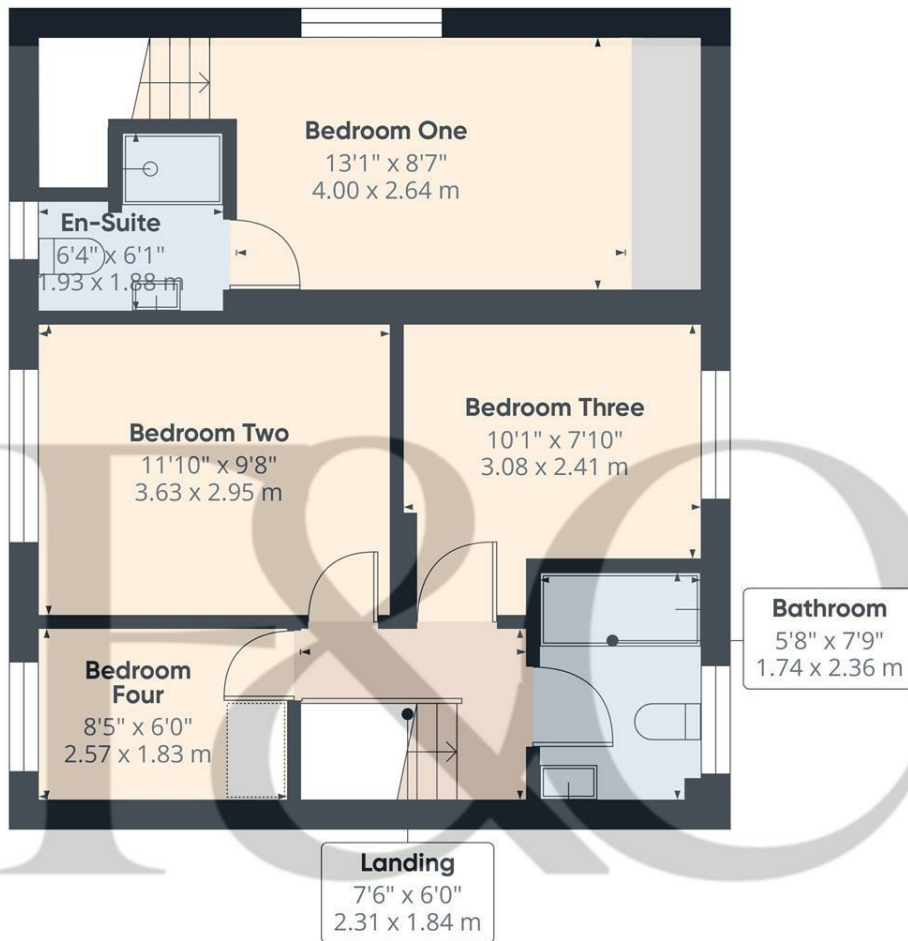
1 ft²
0.1 m²

(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.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾

499 ft²
46.5 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



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Getting there

1 Willow Close
Darley Abbey
Derby
DE22 1FE

Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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	