



## 3 Bed House - Detached

15b Weirfield Road, Darley Abbey, Derby DE22 1DH

Price £325,000 Freehold



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**Fletcher  
& Company**

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- Well-Presented Detached Property - Cul-de-Sac Location
- Ecclesbourne School Catchment Area
- Close To Darley Park & Vibrant Derwent Valley Mills
- Lounge
- Kitchen/Dining Room with Garden Room
- Downstairs Cloakroom/W.C.
- Three Bedrooms & Family Bathroom with Shower
- Pleasant Enclosed Garden
- Block Paved Driveway To Front & Side
- Brick Garage/Studio - Great Home Office

**ECCLESBOURNE SCHOOL CATCHMENT AREA** – A three bedroom detached property with garage/studio located in the heart of Darley Abbey Village, just a short walk away to Darley Park and the vibrant Derwent Valley Mills.

Located in a cul-de-sac of Weirfield Road, Darley Abbey, this detached house offers a delightful blend of comfort and convenience.

The property enjoys a inviting kitchen/dining room with garden room and a detached studio or garage, which can serve as a versatile space for hobbies, a home office, or additional storage.

#### 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.

#### Accommodation



#### Ground Floor

### Entrance Hall

5'9" x 4'0" (1.77 x 1.23)

With double glazed entrance door, wood flooring, coving to ceiling, radiator and staircase to first floor.

### Lounge

14'1" x 11'9" (4.30 x 3.60)

With matching wood flooring, coving to ceiling, chimney breast, display fireplace, double glazed window to front with fitted blind, radiator and internal oak veneer door with chrome fittings.



### Kitchen/Dining Room

15'0" x 9'6" (4.58 x 2.92)



### Dining Area

With wood effect tiled floor, radiator and internal glazed oak veneer door with chrome fittings.



### Kitchen Area

With Belfast style sink with boiling tap, wall and base fitted units with matching quartz worktops, built-in four ring induction hob with extractor hood over, built-in electric fan assisted oven, built-in microwave, integrated fridge/freezer, integrated slimline dishwasher, integrated washer/dryer, matching wood effect tiled flooring, spotlights to ceiling, double glazed window, concealed central heating boiler, open space into dining area.



### Garden Room

7'6" x 7'3" (2.30 x 2.23)

With matching wood effect tiled flooring, radiator, double glazed window and double glazed door giving access to garden. This room also features a double glazed, self-cleaning roof.



### Cloakroom

4'9" x 2'10" (1.46 x 0.88)

With low level WC, fitted wash basin, matching wood effect tiled flooring, extractor fan, tiled splashback and internal oak veneer door with chrome fittings.



### First Floor Landing

6'9" x 3'6" (2.06 x 1.08)

With access to roof space.

### Bedroom One

11'3" x 8'7" (3.43 x 2.64)

With radiator, coving to ceiling, double glazed window to rear.



### Bedroom Two

12'9" x 8'5" (3.90 x 2.58)

With wood effect flooring, radiator, double glazed window to front.



### Bedroom Three

8'2" x 6'3" (2.49 x 1.93)

With radiator, coving to ceiling and double glazed window to rear.



### Family Bathroom

6'3" x 6'0" (1.91 x 1.84)

With bath with shower over, pedestal wash handbasin, low level WC, tiled splashbacks, tiled effect flooring, heated towel rail/radiator, coving to ceiling, built-in storage cupboard and double glazed window to front.



### Roof Space

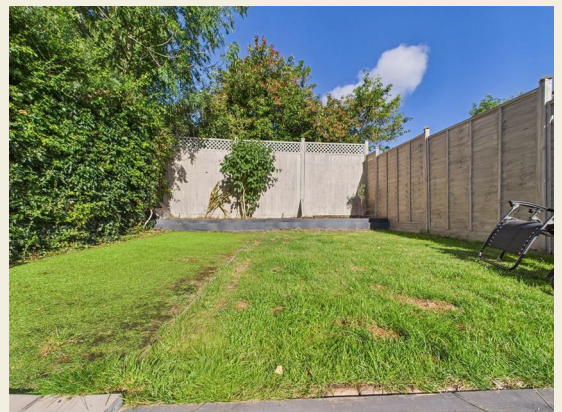
25'3" x 15'4" (7.70 x 4.69)

Potential Loft Conversion ( subject to planning permission )



## Garden

To the rear of the property, is a pleasant enclosed rear garden with block paved patio providing a pleasant sitting and entertaining space, leading to a lawned garden with flower beds.



## Side of Property

To the side of the property is a continuation of the block paved driveway, providing further storage area with black painted hand gate and leads to the brick detached garage/studio.



## Driveway

A double width block paved driveway provides car standing spaces for two vehicles.

## Brick Detached Garage/Studio

15'1" x 7'10" (4.62 x 2.39)

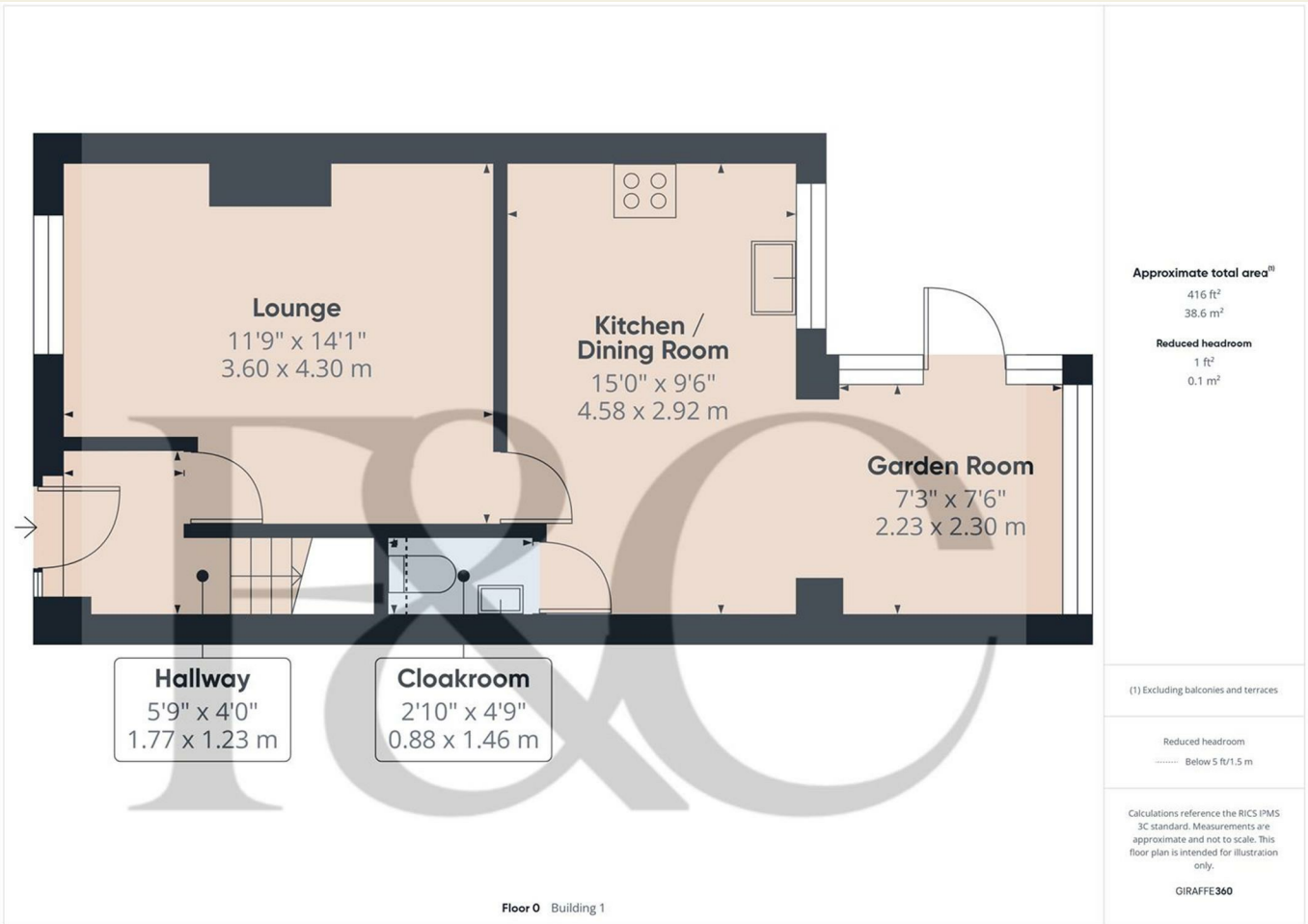
With power and lighting, insulation and electric heater.



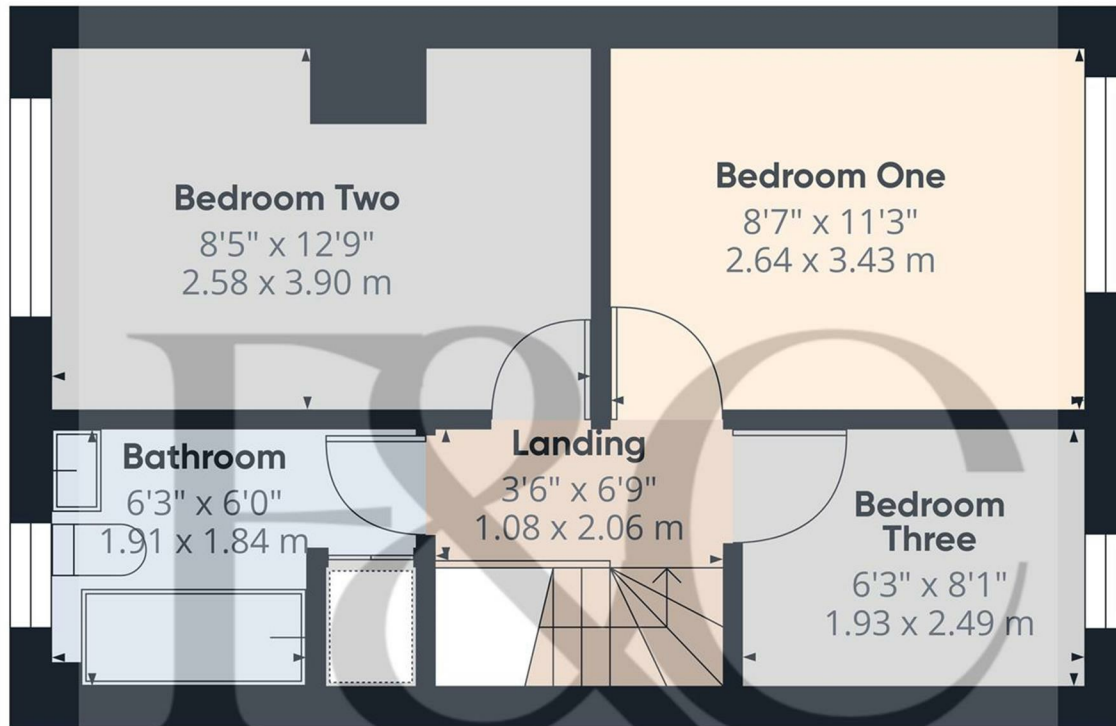
## Council Tax Band D

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.





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Approximate total area<sup>(1)</sup>  
326 ft<sup>2</sup>  
30.2 m<sup>2</sup>

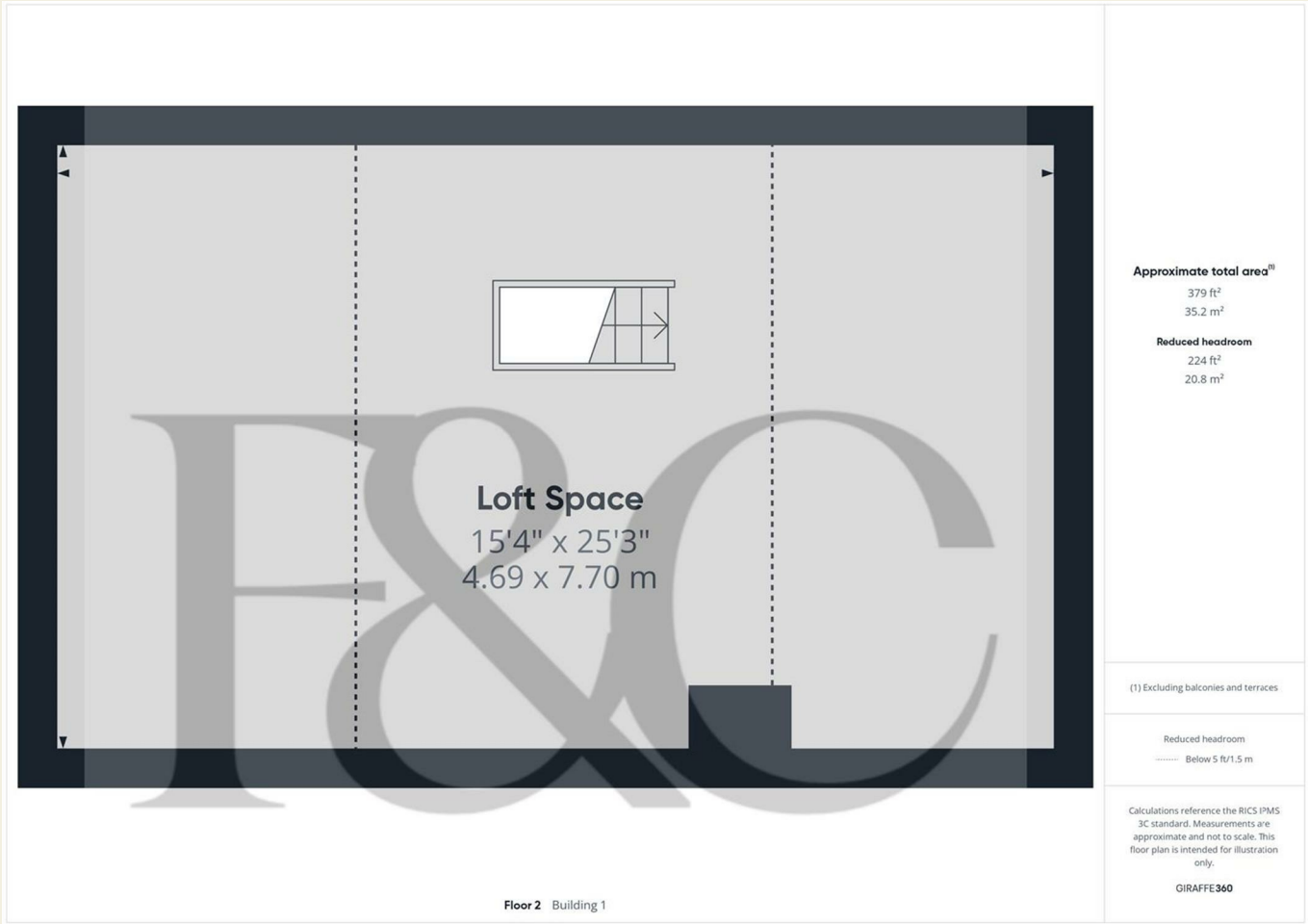
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

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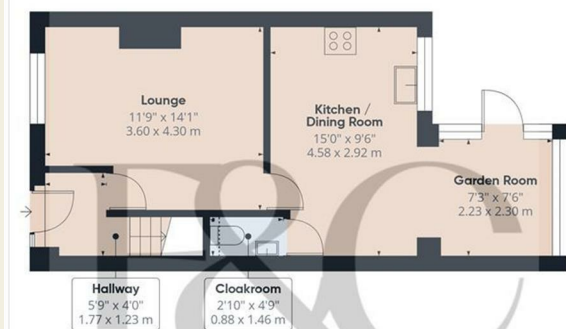
Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
98 ft<sup>2</sup>  
9,1 m<sup>2</sup>

(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.

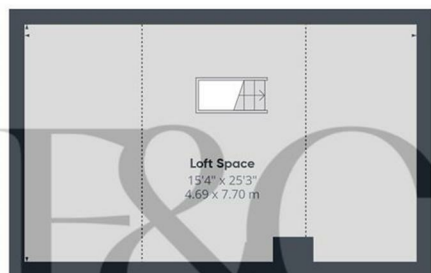
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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1219 ft<sup>2</sup>  
113.1 m<sup>2</sup>

Reduced headroom  
226 ft<sup>2</sup>  
21 m<sup>2</sup>


(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.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 