



3 Bed House - Semi-Detached

12 Plough Gate, Darley Abbey, Derby DE22 1FH

Price £239,950 Freehold



FLETCHER
& COMPANY

www.fletcherandcompany.co.uk

- Extended Semi-Detached Home
- Beautifully Presented
- Entrance Hallway & Spacious Lounge
- Superb Open Plan Dining Kitchen
- Extended Garden Room/Family Room
- Three Bedrooms & Bathroom
- Front Gardens, Driveway & Enclosed Rear Garden
- Close to Darley Park
- Ecclesbourne School Catchment
- Walking Distance to Walter Evans Primary School

****WE ARE INVITING BEST & FINAL OFFERS BY FRIDAY 9TH APRIL AT 12PM****

ECCLESBOURNE SCHOOL CATCHMENT - A beautifully presented and extended three bedroom semi-detached property with superb open plan dining kitchen with superb extended garden/family room leading to a delightful landscaped rear garden. The property occupies a delightful cul-de-sac location within the heart of Darley Abbey Village just a short walk away from Walter Evans Primary School and Darley Park.

This property has been comprehensively upgraded by the current vendor and has been beautifully presented throughout. Internal upgrades include contemporary engineered oak internal doors and superb re-fitted kitchen.

The accommodation has the benefit of gas central heating and UPVC double glazing and in brief comprises: ground floor entrance hallway, lounge with open plan staircase to the first floor, open plan living dining kitchen with extended garden room/family room. The first floor landing leads to three bedrooms and bathroom with white three piece suite.

Outside, to the front of the property there is a landscaped foregarden with planting borders, block paved driveway which runs to the side of the property with timber gated access leading through to the enclosed rear garden.

The enclosed rear garden has a raised level Indian sandstone paved patio area with steps leading down to a shaped lawn with planting borders, timber framed shed and the garden is enclosed by a fence panelled and conifer tree boundary.

LOCATION

Darley Abbey village is situated approximately 1 mile north from Derby City centre and offers a general store, historic church, public houses (The Broadway and The Abbey) 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. Excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway.

THE ACCOMMODATION

GROUND FLOOR

Entrance through composite double glazed entrance door with obscure glazed centre panel into:

Entrance Hallway

5'8 x 5'1 (1.73m x 1.55m)

Having UPVC obscure glazed window to the front elevation, built in coat hooks, central heating radiator, wall mounted electrical fuse box and engineered Oak glass panelled door giving access through to:

Spacious Lounge

16'0 x 11'10 (4.88m x 3.61m)

Having TV point, telephone point, coving to ceiling, UPVC double glazed window to the front elevation, wall mounted heating control, open plan staircase leading through to the first floor landing and smoke alarm. There is also an engineered Oak glass panelled door giving access through to:



Open Plan Living Dining Area



Dining Area

10'2 x 8'1 (3.10m x 2.46m)

Fitted with grey wood grain effect Karndean flooring, tall contemporary grey matt finish radiator, open plan archway access leading through to the kitchen area and garden room.



Kitchen Area

10'2 x 7'7 (3.10m x 2.31m)

Fitted with a quality Cooke & Lewis range of built in light grey wood matt finish kitchen units comprising; wall, base and drawer units with brushed stainless steel handles, square edged grey wood grain effect laminated work surface over with matching splashback, stainless steel Franke sink with chrome mixer tap, integrated Indesit stainless steel electric over, Neff gas four ring hob, stainless steel extractor canopy over and glazed splashback. There is also tall appliance space for tall fridge freezer, plumbing for slimline dishwasher and appliance space with plumbing for automatic washing machine, recessed LED downlighters, grey wood grain effect Karndean flooring and UPVC double glazed window to the rear elevation.



Extended Garden/Family Room

11'9 x 7'4 (3.58m x 2.24m)

Fitted with wood grain finish Karndean flooring, two Velux style double glazed windows to the rear elevation, recessed LED downlighters, TV point, contemporary grey matt finish wall mounted radiator, UPVC double glazed French doors opening out onto the rear garden with matching side panel windows, feature tall frosted glass window to the front elevation.



FIRST FLOOR

Landing

Stairs leading from the lounge area give access to the landing which has loft access, smoke alarm and engineered Oak doors giving access through to all three bedrooms and bathroom. There is also a boiler cupboard housing a wall mounted Worcester Bosch combination boiler.

Master Bedroom

10'2 into recess x 9'9 (3.10m into recess x 2.97m)

Having central heating radiator, coving to ceiling and UPVC double glazed window to the rear elevation.



Bedroom Two

11'10 x 9'9 (3.61m x 2.97m)

Having coving to ceiling, central heating radiator and UPVC double glazed window to the front elevation.



Bedroom Three

8'6 x 6'0 (2.59m x 1.83m)

Having built in wardrobe space over the stairwell, coving to ceiling, central heating radiator and UPVC double glazed window to the front elevation.



Bathroom

6'0 x 5'6 (1.83m x 1.68m)

Fitted with a white three piece suite comprising; low level WC, pedestal wash hand basin, panelled bath with wall mounted chrome mains fed shower unit, ceramic tiled walls with attractive glass tiled mosaic style vertical border, modern chrome ladder style heated towel rail and UPVC obscure glazed window to the rear elevation.



OUTSIDE

Frontage & Driveway

To the front of the property there is a landscaped foregarden with planting borders, block paved driveway which runs to the side of the property with timber gated access leading through to the enclosed rear garden. There is also a block paved pathway at the front which gives access through to the front door and the entrance hallway.



Enclosed Rear Garden

The enclosed rear garden has a raised level Indian sandstone paved patio area with steps leading down to a shaped lawn with planting borders, timber framed shed and the garden is enclosed by a fence panelled and conifer tree boundary. There is also an outside cold water tap and directional LED stainless steel wall mounted light.





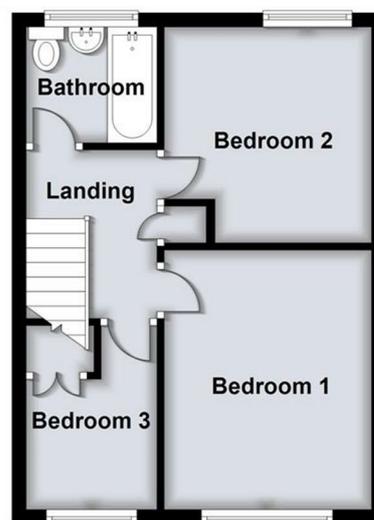
Ground Floor

Approx. 46.0 sq. metres (494.6 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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	