

Fletcher & Company

209 Duffield Road, Darley Abbey, Derby, Derbyshire,
DE22 1JE

Offers Around £725,000

Freehold



- Traditional Spacious Detached Home
- Ideal for a Family
- Approximately One Third of an Acre Plot
- Extensive Driveway & Garage
- Extremely Spacious & Versatile Accommodation
- Multiple Reception Rooms
- Four Bedrooms, Principal Bedroom with En-Suite plus Bathroom
- Highly Convenient Position
- Close to Darley Park & Derby City Centre
- Potential for Further Extension to Rear (Subject to Planning Permission)





Summary

A substantial, four bedroom, traditional, detached residence occupying a fabulous plot measuring approximately one third of an acre on prominent Duffield Road in Derby.

This versatile and spacious accommodation is double glazed and gas central heated and features porch, entrance hall, fitted guest cloakroom, good sized living room, separate dining room, garden room, snug/study, breakfast kitchen and utility room. A spacious first floor landing leads to a principal bedroom with en-suite bathroom, three further bedrooms and a principle bathroom.

The property is well-screened from Duffield Road and is set back behind mature trees and hedging. There is an extensive block paved driveway providing off-road parking for multiple vehicles and there is access to an integral double garage. To the rear of the property is an extremely well-established, mature garden offering a high degree of privacy from neighbouring properties. There is a gravelled entertaining area immediately off the kitchen and garden room, a fabulous good sized lawn and well-stocked borders containing a wonderful selection of flowering plants, shrubs and mature trees. There is also a pond and outdoor power. The size of the garden is sure to appeal to green fingered buyers. There is also an original tandem garage which has the potential to be converted into a home office/gym.

F&C

The Location

The property's location on Duffield Road offers easy access into Derby city centre with a full range of amenities. A regular bus service runs along the A6 between Derby and Belper. The property sits conveniently for Darley Park and pleasant walks along the banks of the river Derwent. The property is highly convenient for good transport links and schooling including Walter Evans primary in Darley Abbey and Woodlands secondary school in Allestree. It also offers easy access to Park Farm shopping centre in Allestree.

Accommodation

Ground Floor

Porch

4'3" x 2'10" (1.30 x 0.87)

A panelled, double glazed and leaded entrance door provides access to porch with door to fitted guest cloakroom.

Fitted Guest Cloakroom

4'8" x 2'10" (1.43 x 0.88)

Partly tiled and appointed with a low flush WC, vanity unit with wash handbasin, radiator and double glazed and leaded window to front.

Hallway

7'5" x 6'5" (2.27 x 1.98)

Having a central heating radiator and staircase to first floor with understairs storage cupboard.

Lounge

16'9" x 12'4" (5.13 x 3.76)

Featuring a chimney breast with fireplace incorporating a timber display mantel, raised granite hearth and cast iron log burner, central heating radiator, decorative coving, double glazed and leaded window to rear, attractive matching double glazed bow bay window to side and double glazed French doors to garden room.



Garden Room

12'8" x 10'7" (3.88 x 3.25)

With fabulous views over the garden with double glazed and leaded window with matching French doors, central heating radiator and feature tile floor.



Dining Room

12'5" x 11'3" (3.79 x 3.43)

Featuring a chimney breast with open brick recess and space for a gas fire, central heating radiator, decorative coving, double glazed and leaded window to side and matching bow bay window to front.



Snug/Study

12'2" x 8'9" (3.71 x 2.69)

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



Breakfast Kitchen

15'8" x 14'3" (4.78 x 4.35)

Comprising granite effect preparation surfaces, matching breakfast bar, tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, integrated electric hob, extractor hood, double oven and dishwasher, space for fridge freezer, central heating radiator, tiled floor, recessed ceiling spotlighting, two double glazed and leaded windows to rear and double glazed French doors to garden.



Utility

10'7" x 6'4" (3.25 x 1.95)

With roll edge worktop, stainless steel sink unit, tiled surrounds, fitted base cupboards, complementary wall mounted cupboards, appliance space suitable for washing machine and tumble dryer, central heating radiator, integral door to double garage and panelled and double glazed leaded door to side.

First Floor Landing

12'7" x 9'6" (3.84 x 2.92)

A semi-galleried landing with feature balustrade, central heating radiator and double glazed and leaded window to front.



Principal Bedroom

14'5" x 14'2" (4.41 x 4.32)

Having a central heating radiator, stripped wooden floorboards, fitted pine furniture including wardrobes, drawers and dressing table, double glazed and leaded window to front and door to en-suite.



En-Suite Bathroom

10'8" x 8'11" (3.27 x 2.72)

Fully tiled and appointed with a suite in white comprising low flush WC, twin wash handbasins with vanity cupboard and drawers beneath, bath, recessed shelving, spacious walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed and leaded window to rear.



Bedroom Two

12'5" x 11'8" (3.80 x 3.56)

With central heating radiator and double glazed and leaded window to rear.



Bedroom Three

11'3" x 10'4" (3.45 x 3.15)

Having a central heating radiator, fitted wardrobe and double glazed and leaded windows to front and side.



Bedroom Four

9'1" x 8'10" (2.77 x 2.70)

With central heating radiator, fitted wardrobe with overhead storage, vanity unit with wash handbasin and cupboard beneath and double glazed and leaded window to rear.



Bathroom

7'4" x 4'10" (2.25 x 1.48)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, bath with electric shower over, chrome towel radiator and double glazed and leaded window to rear.



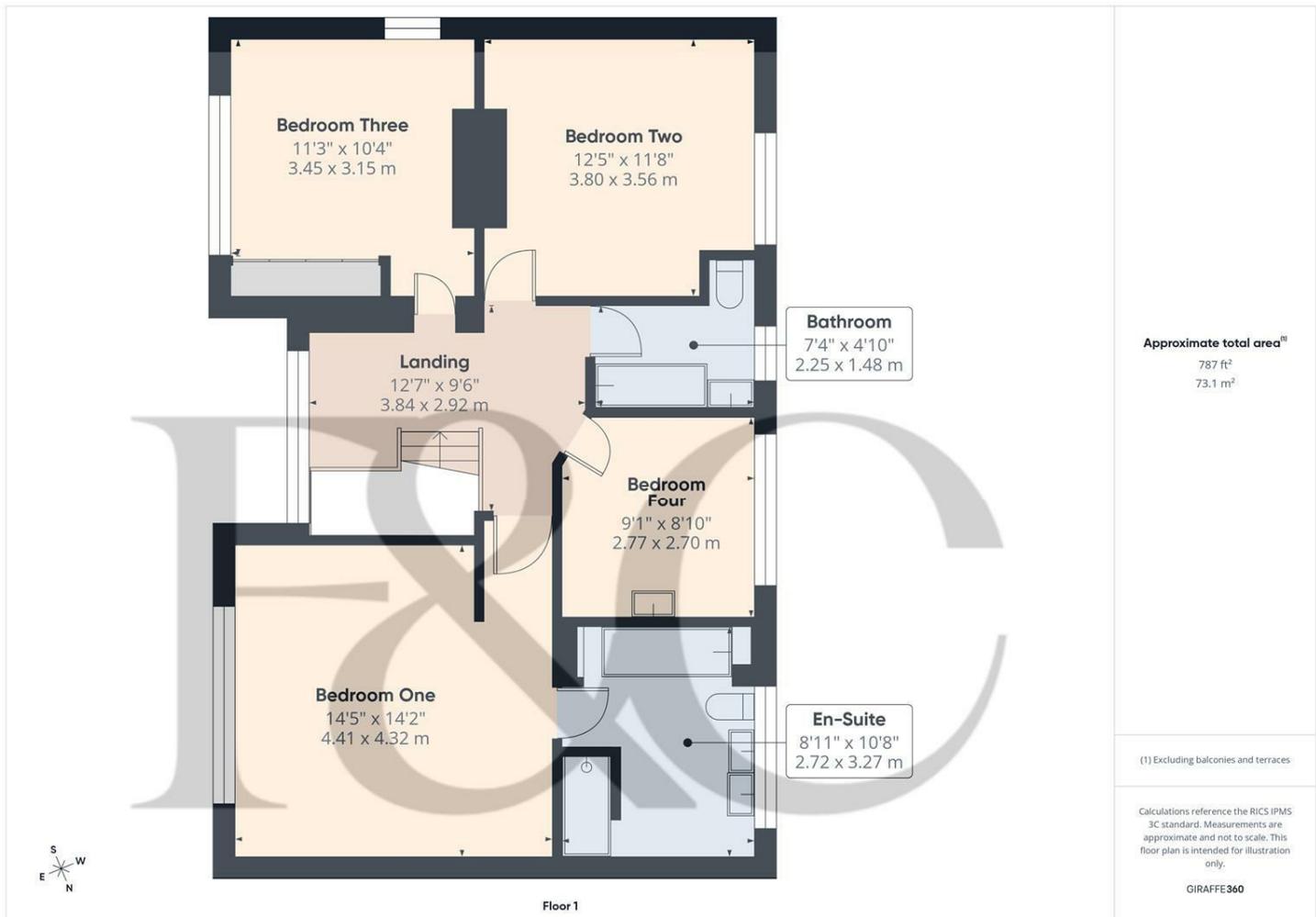
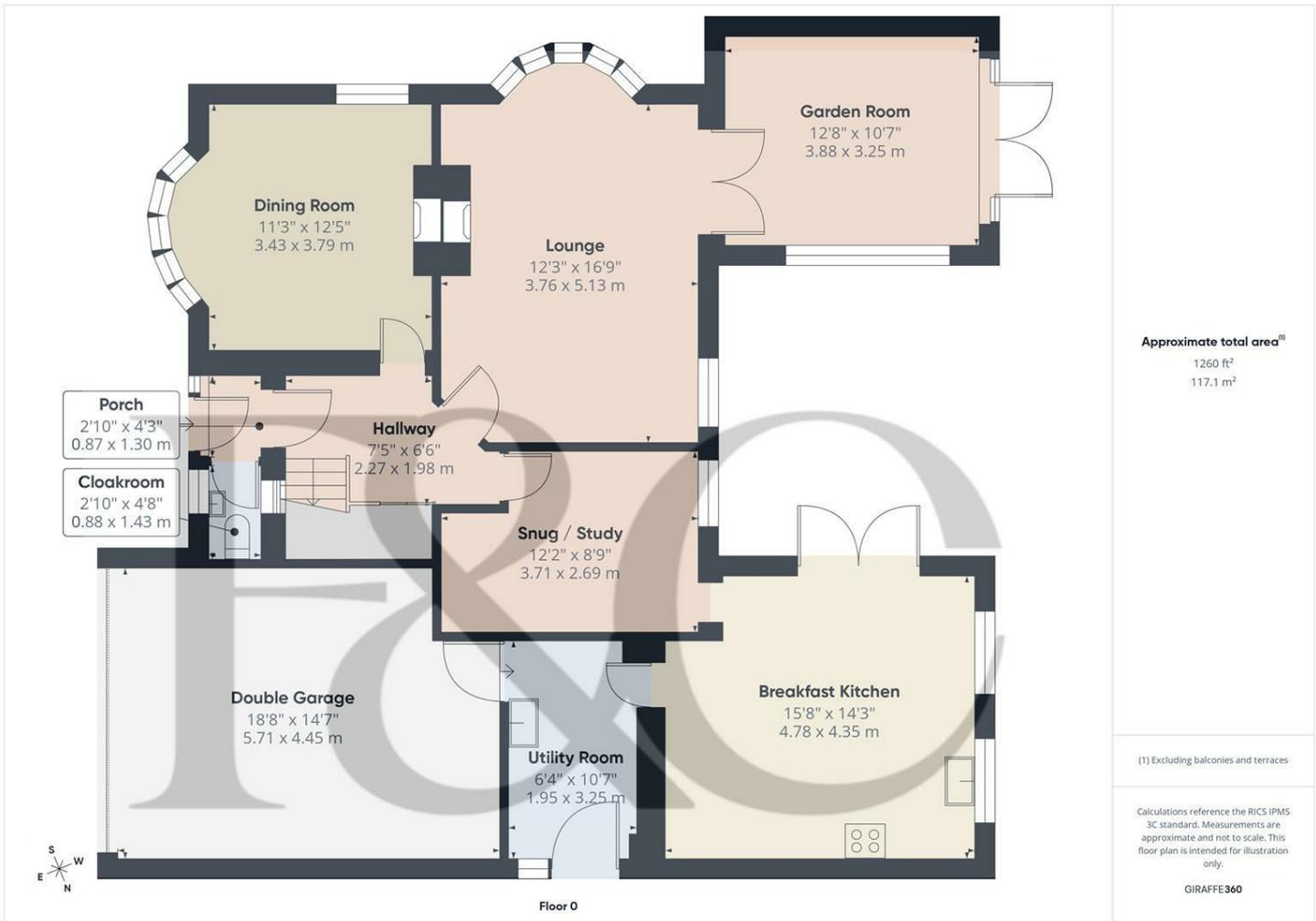
Outside

As mentioned, the property sits on a sizeable, approximately one third of an acre plot set back behind a block paved driveway with lawn fore-garden and mature tree. There is an integral double garage with an electric up and over door. To the rear of the property there is a fabulous, well-established garden with extensive lawn, further extremely well-stocked borders, a selection of fruit trees, patio/gravelled seating area, pond and a high degree of privacy. There are outside taps to both the front and rear of the property.

Council Tax Band F









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

209 Duffield Road
Darley Abbey
Derby
Derbyshire
DE22 1JE

Council Tax Band: F
Tenure: Freehold

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	

