

## 7 Brendan Gardens, Darley Abbey, Derby, DE22 1BD

Offers Around £599,950

Freehold



- Sizeable Five Bedroom Detached Home
- Multiple Upgrades Throughout
- Extremely Spacious & Versatile
- Converted Garage to Form Gym/Games Room
- Spacious Lounge, Study & Dining Room
- New Kitchen & Utility
- Five First Floor Bedrooms, Two with En-Suite & Bathroom
- Double Width Driveway
- Close to Excellent Transport Links
- Excellent Local Amenities & Countryside Walks





## Summary

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This is a most impressive, five bedroom, detached residence with many upgrades since construction. The property is located in a quiet cul-de-sac location within this popular estate. The property is extremely versatile and spacious with many upgrades throughout.

Having double glazing and gas central heating the property comprises impressive entrance hall, fitted guest cloakroom, extremely spacious lounge, converted garage forming a games room/gym with bi fold doors to the garden, dining room, study, upgraded kitchen and utility room, principal bedroom with upgraded bathroom, second double bedroom with en-suite shower room, three further bedrooms and a fabulous reappointed bathroom.

The property is tucked away at the end of this quiet cul-de-sac and benefits from a low maintenance fore-garden with lawn and borders containing plants and shrubs with a good sized driveway and access to the front section of what was the detached double garage. This is now converted to form the games room/gym. Please note: the double garage could easily be reinstated.

To the rear of the property is a private garden with a pleasant backdrop of mature trees, extensive patio areas, artificial lawn and raised beds containing plants and shrubs.

# F&C

## The Location

This estate is located just off Broadway (off Duffield Road), a highly convenient position offering easy access into the city centre. It also provides easy facility to beautiful Darley Park with pleasant walks and a selection of bars and restaurants in Darley Abbey Mills. There is good schooling within easy reach and excellent transport links.

## Accommodation

### Entrance Hall

15'2" x 11'6" (4.63 x 3.53)

A panelled and double glazed entrance door with double glazed sidelights provides access to spacious entrance hall with central heating radiator and staircase to first floor with understairs storage cupboard.

### Fitted Guest Cloakroom

4'11" x 3'8" (1.52 x 1.13)

Partly tiled and appointed with a low flush WC, pedestal wash handbasin and central heating radiator.

### Spacious Lounge

19'3" x 15'2" (5.88 x 4.63)

Featuring a stone fireplace with living flame fitted gas fire, central heating radiator, decorative coving and double glazed French doors with matching sidelights to garden.



### Impressive Games Room/Gym

16'7" x 15'4" (5.07 x 4.69)

Converted from the previous double garage with stylish floor to ceiling central heating radiator, decorative coving, recessed ceiling spotlighting, herringbone patterned flooring and double glazed bifold doors to garden.



### Dining Room

12'3" x 11'2" (3.75 x 3.41)

Having a central heating radiator, decorative coving and double glazed cant bay window to front.



### Study

11'1" x 9'5" (3.39 x 2.89)

With central heating radiator and double glazed cant bay window to front.



## Refitted Kitchen

19'2" x 11'1" (5.85 x 3.38)

Comprising quality quartz worktops with matching upstands, tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in double oven beneath, appliance space suitable for American style fridge freezer and integrated dishwasher.



### **Spacious Dining Area**

With central heating radiator, double glazed French doors with matching sidelights to garden and double glazed window to rear.



### **Utility Room**

5'11" x 5'9" (1.82 x 1.76)

Comprising quality worktops with matching upstands and tiled surrounds, inset sink unit, fitted base cupboards, appliance space suitable for washing machine with tumble dryer on top, central heating radiator and fitted double glazed door to side.

### **First Floor Landing**

13'11" x 3'1" (4.25 x 0.95)

A semi-galleried landing with central heating radiator, access to loft space and feature balustrade.

### **Principal Bedroom**

14'9" x 11'3" (4.51 x 3.45)

With central heating radiator, built-in wardrobe, double glazed window to front and door to en-suite.



### **Superbly Appointed Refitted Bathroom**

9'2" x 7'3" (2.81 x 2.23)

Featuring stylish floor and half wall tiles, low flush WC, vanity unit with wash handbasin and drawers beneath, bath, separate shower cubicle, ladder style radiator and double glazed window to front.



### **Bedroom Two**

12'11" x 9'4" (3.95 x 2.86)

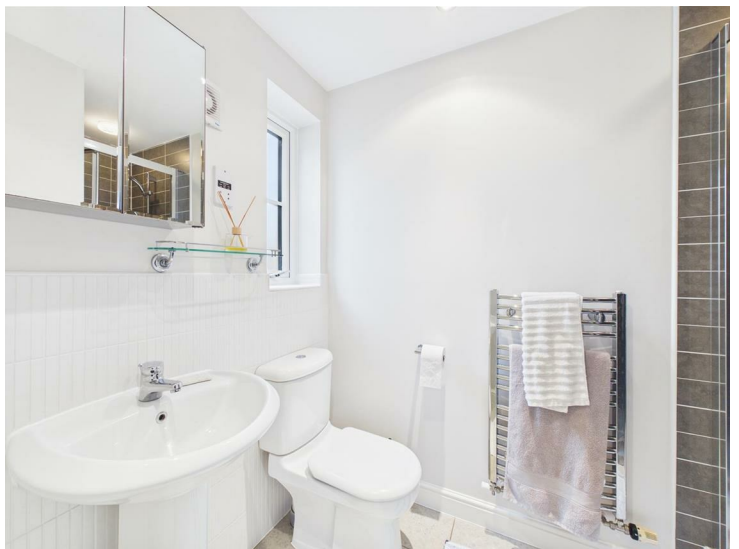
Having a central heating radiator, fitted wardrobe, double glazed window to rear and door to en-suite.



### **En-Suite Shower Room**

7'10" x 4'8" (2.41 x 1.44)

Partly tiled with a suite comprising low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator and double glazed window to side.



### Bedroom Three

11'10" x 9'8" (3.61 x 2.97)

With central heating radiator, fitted wardrobe and double glazed window to front.



### Bedroom Four

10'8" x 9'7" (3.27 x 2.94)

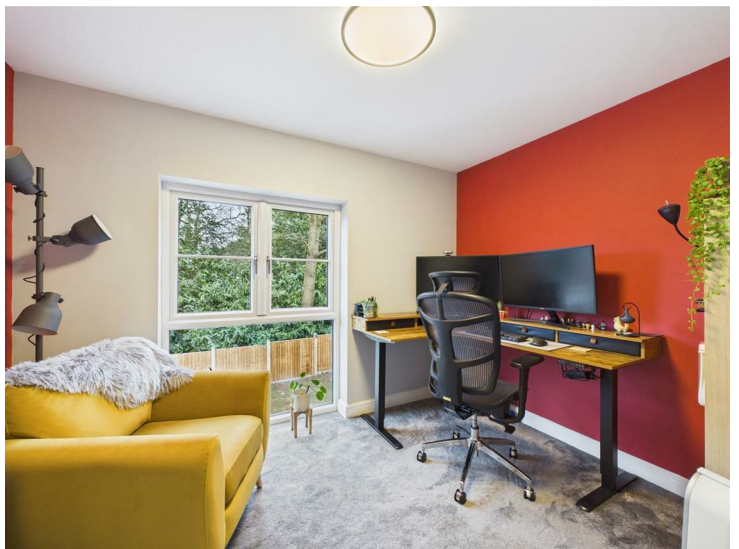
Having a central heating radiator, fitted wardrobe and double glazed window to rear.



### Bedroom Five

10'8" x 7'9" (3.27 x 2.37)

Currently used as an office with floor to ceiling central heating radiator and double glazed picture window overlooking garden and woodland beyond.



## Bathroom

9'2" x 7'3" (2.81 x 2.23)

Reappointed to a high standard and featuring floor and wall tiles, low flush WC, vanity unit with wash handbasin and drawers beneath, panelled bath, shower cubicle, chrome towel radiator, airing cupboard and double glazed window to side.



## Outside

The property is set back at the end of a cul-de-sac behind an attractive fore-garden with good size double width driveway for ample parking.

To the rear of the property is a private garden enclosed by timber fencing and featuring an extensive patio area, artificial lawn, raised beds and a pleasant backdrop of mature trees and hedges.



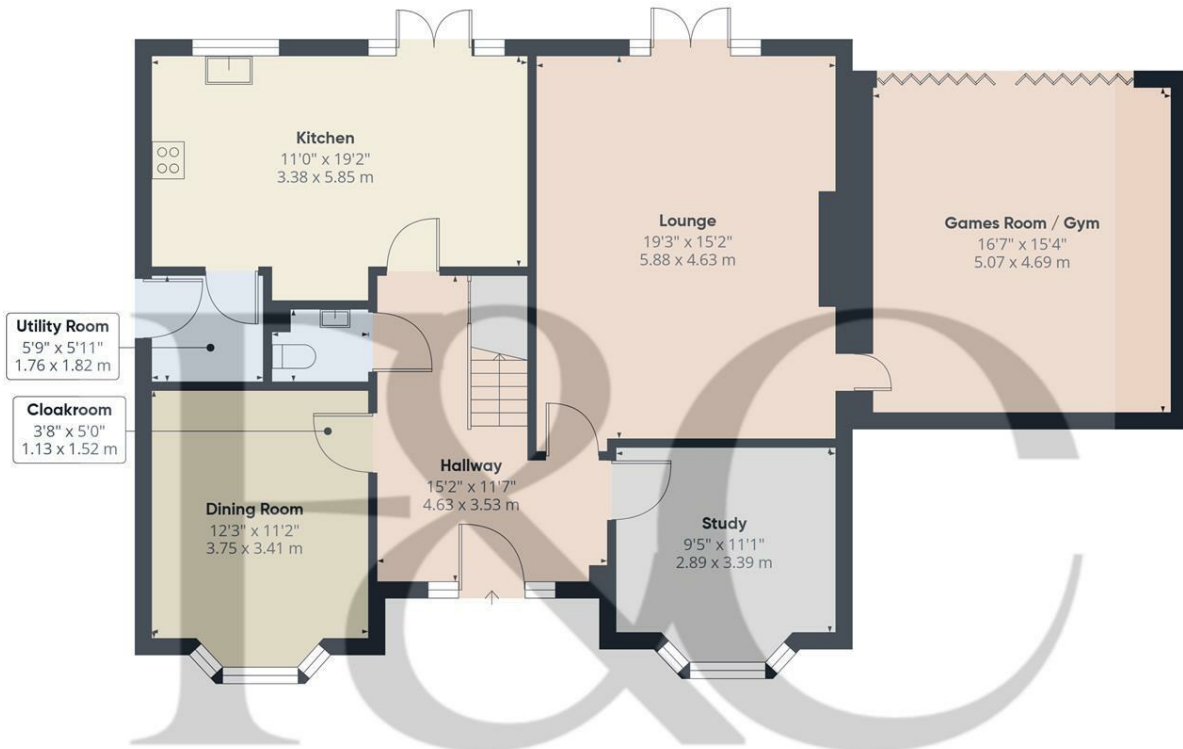
## Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £47.25. Should you proceed with the purchase of this property this must be verified by your solicitor.

## Council Tax Band F







Approximate total area<sup>®</sup>  
1244 ft<sup>2</sup>  
115.5 m<sup>2</sup>

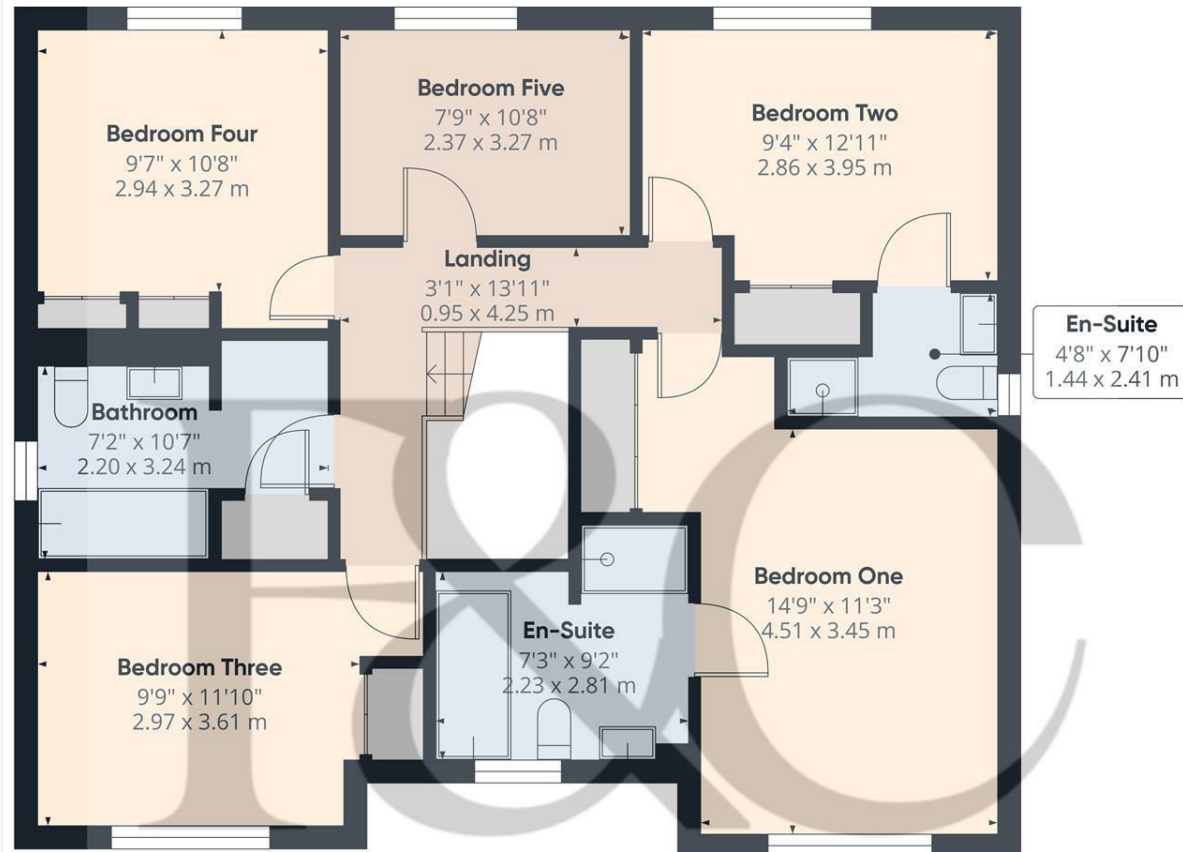
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Approximate total area<sup>®</sup>  
923 ft<sup>2</sup>  
85.7 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



Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

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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

7 Brendan Gardens  
Darley Abbey  
Derby  
DE22 1BD

Council Tax Band: F  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>77</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	