

HoldenCopley

PREPARE TO BE MOVED

Hill Square, Darley Abbey, Derbyshire DE22 1DW

Offers In The Region Of

Hill Square, Darley Abbey, Derbyshire DE22 1DW



NO CHAIN!!!

Nestled in the picturesque village of Darley Abbey, this charming mid-terrace home seamlessly blends historic character with modern convenience. Rich in period features, the property exudes warmth and personality, creating an inviting atmosphere. The ground floor boasts an open-plan living area, where the cozy living room is highlighted by an exposed brick chimney breast alcove with a gas log burner, adding a rustic yet stylish touch. The adjoining dining area features a striking spiral staircase, leading to the first floor, while the contemporary kitchen is well-equipped with integrated appliances for a sleek and functional space. A well-appointed three-piece bathroom suite is conveniently located downstairs. Upstairs, the spacious master bedroom offers fitted storage, while the second bedroom, equally practical, also benefits from built-in storage solutions. Externally, a small paved patio at the front provides a charming spot to enjoy the peaceful surroundings of the private street, which offers shared off-street parking among neighbours. To the rear, a small enclosed courtyard with gated access adds a touch of privacy, making this delightful home a perfect retreat in the heart of a sought-after village setting.

MUST BE VIEWED





- Character Mid-Terrace House
- Two Bedrooms
- Living Room With A Gas Feature Fireplace
- Dining Room With Feature Spiral Staircase
- Open Plan Living/Dining And Kitchen
- Modern Fitted Kitchen With Integrated Appliances
- Ground Floor Three Piece Bathroom Suite
- Off-Street Parking
- Ample Fitted Storage Space
- Must Be Viewed





GROUND FLOOR

Living Room

12'0" x 11'10" (3.68m x 3.63m)

The living room has wood flooring, a feature exposed-brick chimney breast alcove with a gas log burner and a hearth, a panelled ceiling with dimmable recessed spotlights, a window to the front elevation, a single obscure glass door providing access to the accommodation, and open-access to the dining room.

Dining Area

12'0" x 8'0" (3.66m x 2.46m)

The dining room has wood flooring, a feature spiral staircase, a radiator, fitted base and wall units with wood worktops, recessed spotlights, and open access to the kitchen.

Kitchen

7'7" x 5'10" (2.32m x 1.80m)

The kitchen has a range of fitted base and wall units with wood worktops, a stainless steel sink with a swan neck mixer tap, an integrated oven with an induction hob and a stainless steel extractor fan, an integrated dishwasher, an integrated fridge and freezer, wood flooring, partially tiled walls, a panelled ceiling with recessed spotlights, two windows to the rear elevation, and a single door leading out to the rear garden.

Bathroom

9'6" x 4'9" (2.90m x 1.46m)

The bathroom has a low level dual flush W/C, a countertop wash basin with storage, a panelled bath with a wall-mounted handheld shower fixture, a chrome heated towel rail, in-built shelves, tiled flooring and walls, panelled ceilings with recessed spotlights, a skylight, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

3'3" x 2'9" (1.01m x 0.86m)

The landing has carpeted flooring, access to a boarded loft, and provides access to the first floor accommodation.

Master Bedroom

11'11" x 10'9" (3.65m x 3.29m)

The master bedroom has carpeted flooring, two fitted wardrobes, a radiator, panelled ceilings with recessed spotlights, and a window to the front elevation.

Bedroom Two

9'11" max x 8'0" (3.03m max x 2.44m)

The second bedroom has carpeted flooring, a fitted wardrobe, a radiator, panelled ceilings with recessed spotlights, and a window to the rear elevation.

OUTSIDE

Front

To the front of the property is a paved patio area, and shared off-street parking.

Rear

To the rear of the property is a small courtyard with a decking area and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download

speed) 1000 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Derby City Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

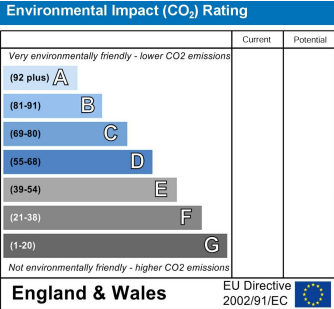
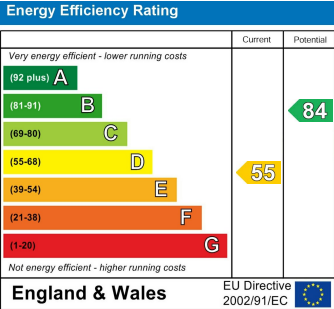
The vendor has advised the following:

Property Tenure is Freehold.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

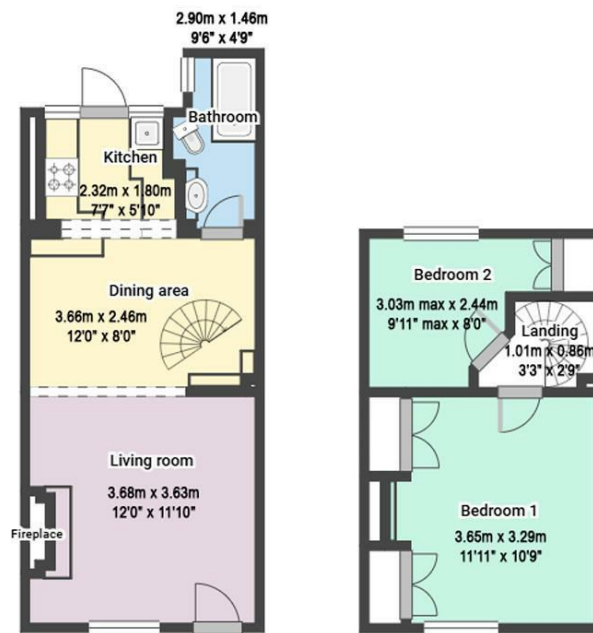
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Hill Square, Darley Abbey, Derbyshire DE22 1DW

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.