



8 South Avenue, Darley Abbey, Derby, DE22 1FB

**Offers In Excess Of
£525,000**

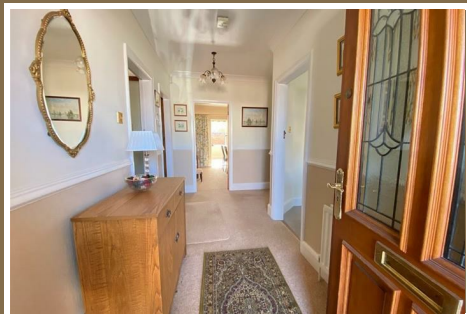


An attractive detached residence offering flexible spacious living and sleeping accommodation with delightful private garden, two driveways and garage located in this highly sought after village location.



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DIRECTIONS

The property is best approached from Duffield Road from either Mile Ash Lane or Church Lane (observing restrictive times) turning into South Avenue at the Church Lane end of the village where the property will be found a short distance on the right.

Offered for sale with no upward chain, this impressive extended property is worthy of a detailed viewing at the earliest of opportunity.

The smartly presented interior which benefits from gas central heating comprises, formal entrance hallway, front bay windowed sitting room, separate dining room leading into a garden room, large dining kitchen, separate utility room and cloakroom, bay windowed double bedroom one with fitted wardrobes, inner lobby with stairs to the first floor, double bedroom two also with fitted wardrobes, double bedroom three to the first floor with walk in wardrobe and en-suite.

Externally, the property occupies a wide plot having two front driveways and garage, along with an attractive planted front garden. The rear garden is of low maintenance design with planted borders, decked entertaining and seating area all of which offering a high degree of privacy backing onto a local private school gardens.

Darley Abbey is a highly sought after and a very well regarded village location being

uniquely connected to the city centre via the beautiful Darley Park and pleasant riverside walk. Within the village is the world heritage Darley Abbey mills area home to independent retailers, bars and restaurants. Also within Darley Abbey is a primary and private preparatory school, church and convenience store. On the doorstep is a pleasant walk through the Nutbrook nature reserve and path leading to the river and mills.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entering the property beneath a recessed storm porch and through an attractive front door into a formal hallway area feeding, central heating radiator.

SITTING ROOM

14'9" into bay x 12'5" (4.50m into bay x 3.78m)

A charming room having a UPVC double glazed bay window to the front elevation, gas fire with modern surround and hearth, media connections and radiator.

DINING ROOM

12'2" x 11' (3.71m x 3.35m)

A classic formal dining room adjoining the kitchen, radiator and with double doors opening into:

GARDEN ROOM

10'11" x 10'10" (3.33m x 3.30m)

A very pleasant sitting room overlooking the rear gardens, having UPVC double glazed windows and door, tiled floor and radiator.

DINING KITCHEN

15'2" x 14'4" (4.62m x 4.37m)

Spacious and well appointed with a plentiful range of wall and base units with matching cupboard and drawer fronts, complimentary work surfaces and rustic brick work, tiled splashback, composite one and half sink and drainer, double electric oven, gas hob with extractor canopy over, integrated fridge and dishwasher, ample space for a dining table and chairs, front and rear UPVC double glazed windows, inset ceiling spotlights and radiator.

UTILITY ROOM

9'5" x 6'10" (2.87m x 2.08m)

Providing a further range of fitted cupboards, laminate work surfaces and stainless steel sink and drainer, space for a fridge freezer

and washing machine, UPVC double glazed window, cupboard housing the modern boiler, rear door to garden.

CLOAKROOM

Fitted with a low level WC, wash basin sat in a tiled shelf and with cupboard beneath, UPVC double glazed window and radiator.

BEDROOM ONE

14'1" into bay x 11'4" (4.29m into bay x 3.45m)

A spacious double bedroom with built in wardrobes, UPVC double glazed bay window to the front elevation, picture rail and radiator.

SHOWER ROOM

7' x 6'8" (2.13m x 2.03m)

Smartly appointed with a double width walk in shower with mains chrome shower and glazed screen door, deep wash basin sat into a vanity unit, low level WC, UPVC double glazed window, towel radiator.



INNER LOBBY

With stairs leading to the first floor and Velux window, access into:

BEDROOM

11'5" x 10'7" (3.48m x 3.23m)

A further comfortable ground floor double bedroom with built in wardrobes, UPVC double glazed window nicely overlooking the rear garden, radiator.

FIRST FLOOR

LANDING

Walk in cupboard and access into:

BEDROOM

12'11" x 11'1" (3.94m x 3.38m)

A third double bedroom with attractive ceiling lines, wooden flooring, UPVC double glazed dormer window, radiator, built in airing cupboard and a large walk in wardrobe.

EN-SUITE

6'7" x 4'9" (2.01m x 1.45m)

Appointed with a shower cubicle, wash basin

and WC, wooden flooring, UPVC double glazed dormer window, extractor fan and radiator.

OUTSIDE

Externally, the property occupies a wide plot having two front driveways and garage, along with an attractive planted front garden. The rear garden is of low maintenance design with planted borders, decked entertaining and seating area all of which offering a high degree of privacy backing onto a local private school gardens.

GARAGE

15'8" x 8'3" (4.78m x 2.51m)

Main up and over door, power and light, door into:

WORKSHOP

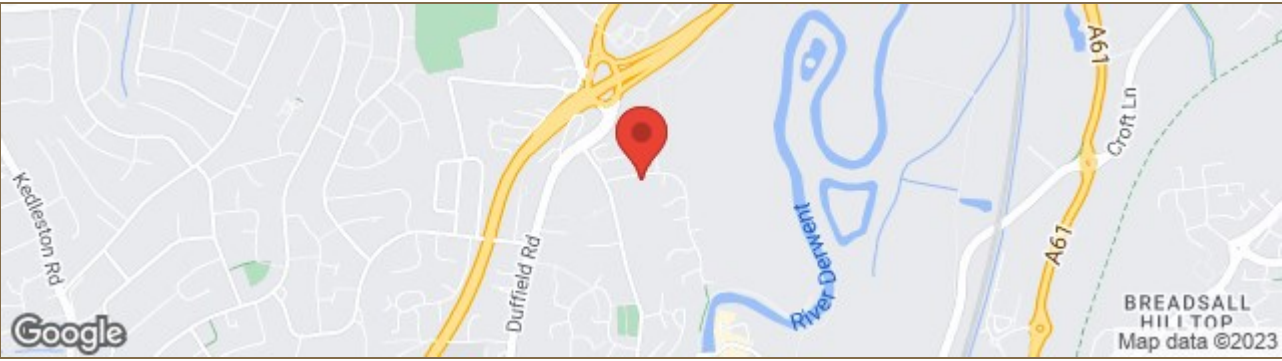
12' x 8'3" (3.66m x 2.51m)

Door into garden, power and light.





Road Map



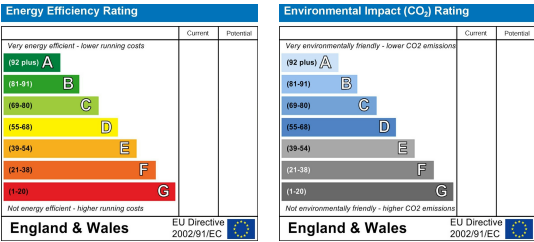
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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