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Property Management



4 Darley Park Road, Darley Abbey, Derby, DE22 1DB

Offers In The Region Of £600,000

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Situated within the heart of the beautiful village of Darley Abbey, a short distance from the beautiful Darley Park, this four bedroom detached family home offers excellent potential for improvement and personalisation with delightful gardens to the rear. Ecclesbourne School Catchment.







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Internally the accommodation briefly comprises an entrance porch which opens to reveal a panelled hallway with staircase leading to the first floor, ground floor toilet and walk in cloakroom. The ground floor is further complemented by a large lounge, dining room, sitting room/study and conservatory overlooking the garden. The house has a large kitchen with space for a table and separate utility room. To the first floor are four good sized bedrooms, the master bedroom with en-suite and a large family bathroom with separate shower.

Outside the property benefits from a lawned garden to the rear which wraps around the side of the house. To the front elevation there is a pathway and steps leading to the front door and to the side there is a block paved driveway with access to a single garage.

Darley Abbey is widely regarded as one of Derby's most desirable residential locations, offering a unique blend of historic character, picturesque surroundings and excellent connectivity. The property is approximately 1.5 miles north of Derby city centre and lies adjacent to the UNESCO Derwent Valley Mills World Heritage Site which is centred around the beautifully restored Darley Abbey Mills. The Mills are home to a selection of independent bars, restaurants and boutique businesses. The area enjoys a strong sense of community and benefits from excellent transport routes to the A38, A50 and M1 motorway.

One of Darley Abbey's greatest attractions is the beautiful Darley Park, an 80 acre riverside park offering scenic walks along the River Derwent.

The property falls within the catchment area of both the Walter Evans Church of England Primary School and the Eccelsbourne School in Duffield.

The property is perfectly positioned for the vibrant city centre of Derby and the area remains as one of Derby's most prestigious and sought after places to live.

Viewing highly recommended.

ACCOMMODATION
Entering the property via:

ENTRANCE PORCH
With tiled step and door leading to:

ENTRANCE HALLWAY
Spacious entrance hall with wood panelled walls, panelled staircase and wood block floor (currently under the carpet) leading to the first floor, double radiator and access to:

CLOAKROOM
Useful walk in cloakroom with coat hanging space and wall mounted boiler providing domestic hot water and central heating.

SEPARATE WC
With low level WC and wash hand basin.

LOUNGE
11'11" x 17'6" (3.63m x 5.33m)
(Maximum measurement taken to the centre of the bay window)
The large room has a walk in double glazed bay window overlooking the front elevation, feature open fireplace set within a decorative surround, double radiator and window to the side elevation.

DINING ROOM
18'6" x 12' (5.64m x 3.66m)
(Maximum measurement taken to the centre of the bay window)
This spacious room has a walk in double glazed bay window overlooking the front elevation, two windows to the side elevation and decorative feature fireplace.

REAR SITTING ROOM/STUDY
10' x 10'4" (3.05m x 3.15m)
This versatile room is currently used as a study but could also be used as an additional sitting room. It has two windows to the side elevation. Original glazed French doors lead to:

CONSERVATORY
11'3" x 11'3" (3.43m x 3.43m)
This modern addition has double glazed French doors leading to the rear elevation, delightful views over the garden and tiled floor.

KITCHEN
11'6" x 14'3" (3.51m x 4.34m)
Situated at the rear of the house the kitchen has a range of work surface/preparation areas, wall and base cupboards and an integrated double oven, gas hob with extractor over. The kitchen has a one and a half bowl stainless steel sink unit with draining board. There is space for a fridge, dishwasher and farmhouse style table.

UTILITY ROOM
8'3" x 7'9" (2.51m x 2.36m)
With a range of work surfaces and stainless steel sink unit with drainer and appliance









space for both washing machine and tumble dryer. Space for a freestanding fridge/freezer and door leading to the rear.

TO THE FIRST FLOOR

SPACIOUS LANDING
The landing has a feature triple-glazed stained glass window and access to:

LOFT
The boarded loft which has the benefit of two Velux windows, has a pull down loft ladder and is a very large space ideal for storage. (Prospective purchasers should note that this attic could be converted to create additional living accommodation subject to building and planning regulation approval)

BEDROOM ONE
17'9" x 10'1" (5.41m x 3.07m)
(Maximum measurement taken to the centre of the bay window and taken from the front of the wardrobes)
With walk in double glazed bay window overlooking the front elevation, fitted wardrobes and double radiator.

EN-SUITE
Low level WC, pedestal wash hand basin and bath with shower over, complementary tiling and frosted double glazed window.

BEDROOM TWO
17'5" x 11'11" (5.31m x 3.63m)
(Maximum measurement taken to the centre of the bay window)
With walk in bay window to the front elevation and double radiator.

BEDROOM THREE
11'4" x 11'11" (3.45m x 3.63m)
With double glazed window to the rear elevation, window ton side elevation, radiator and vanity sink.

BEDROOM FOUR
11'9" x 10'11" (3.58m x 3.33m)
With double glazed window to the rear elevation, window to the side elevation, fitted wardrobe, double radiator and vanity sink.









FAMILY BATHROOM

7'11" x 8'6" (2.41m x 2.59m)

With low level WC, pedestal wash hand basin and bath, separate shower cubicle with glazed screen, heated towel rail, complementary tiling and frosted double glazed window.

OUTSIDE

The property benefits from a pleasant garden to the rear which is overlooked by a patio area and extends to a large area with well stocked borders. To the side of the house is a personal door leading to the utility room.

To the front elevation the tiered garden is approached by a sloping pathway and steps. To the side of the house there is a block paved driveway leading to:

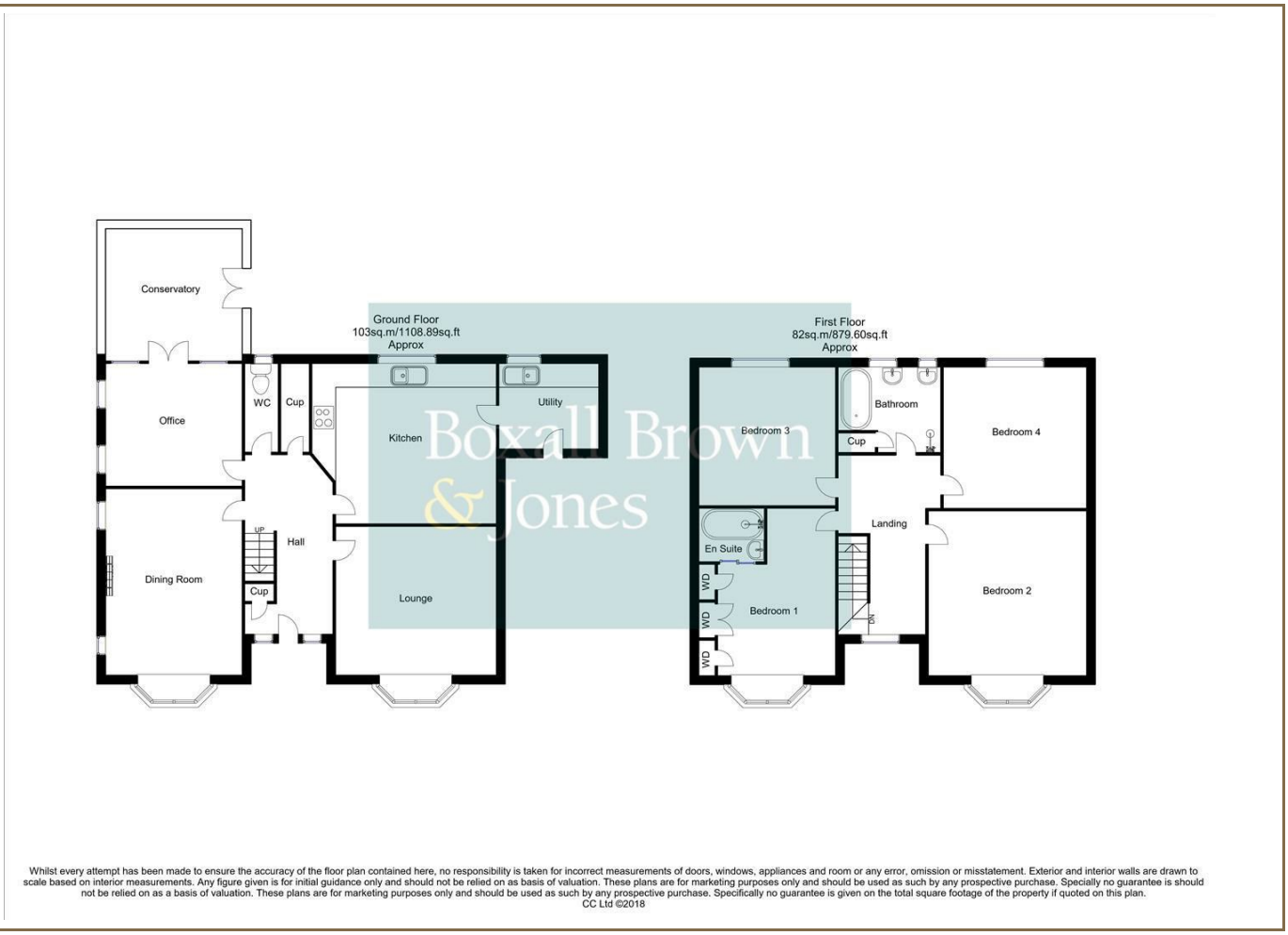
SINGLE GARAGE

With up and over door.

Road Map



Floor Plan

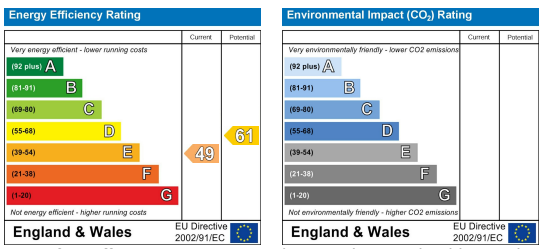


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Viewing

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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