Boxall Brown & Jones

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Residential Lettings
Property Management

5 Spinney Close, Darley Abbey, Derby, Derbyshire, DE22 1EG

Offers In The Region Of £799,950

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Early Release - More Photos Soon - Viewing Available - Enjoying a splendid position within the heart of this beautiful village, this is a remarkable family home featuring a large living kitchen, six bedrooms, two bathrooms/two en-suites, private garden and large entertaining area and single garage with further hard standing space. Ecclesbourne School Catchment.

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Thoughtfully designed for the large busy family market, this stylish home has a comfortable welcoming feeling with quality fitments throughout also including such UPVC double glazing and underfloor heating.

With spacious accommodation arranged over three floors this impressive family home provides all the space and more required for a busy modern household.

The main garden area is positioned to the side of the house being mainly laid to lawn with surrounding hedges and castle playhouse. A landscaped decked seating arrangement provides the perfect entertaining area offering a high degree of privacy with distant horizon views. There is a driveway to the front, semi-detached single garage and gated rear access.

If required the property could be extended to the rear under permitted development rights.

Spinney Close, a private drive, is positioned off Church Lane leading to four quality properties in this exclusive secluded position.

Darley Abbey is a unique village being connected to the city centre via a pleasant riverside walk through the beautiful Darley Park with cafe, cricket club and children's play area. Of particular note in the village is a vibrant leisure scene having several cafes, wine bars, public houses and restaurants mainly within the Mills area being a World Heritage Site.

Within the village is the reputable Walter Evans primary school, Old Vicarage private preparatory school with many children latterly attending the noteworthy Ecclesbourne secondary school in nearby Duffield.

A highly impressive, large family home and individual position within a stunning village location.

ACCOMMODATION

GROUND FLOOR

STORM PORCH

ENTRANCE HALL
14'8" x 5'8" (4.47m x 1.73m)

CLOAKROOM
5'7" x 3'10" (1.70m x 1.17m)

LOUNGE
16'9" x 14'9" (5.11m x 4.50m)

LIVING KITCHEN
30'6" x 12'3" (9.30m x 3.73m)

UTILITY
9'6" x 6'11" (2.90m x 2.11m)

FIRST FLOOR

LANDING
12'1" x 6'9" (3.68m x 2.06m)

BEDROOM ONE
16'3" x 12'2" (4.95m x 3.71m)

EN-SUITE
7'4" x 5'2" (2.24m x 1.57m)

BEDROOM TWO
13'4" x 12'2" (4.06m x 3.71m)

EN-SUITE
7'1" x 5'2" (2.16m x 1.57m)

BEDROOM THREE
12'2" x 10'3" (3.71m x 3.12m)

BEDROOM FOUR
13'1" x 7'9" (3.99m x 2.36m)

FAMILY BATHROOM
8'4" x 5'10" (2.54m x 1.78m)

SECOND FLOOR

LANDING
6'3" x 6'1" (1.91m x 1.85m)

BEDROOM FIVE
16'11" x 8'x8" (5.16m x 2.44mx2.44m)

BEDROOM SIX
16'11" x 8'x8" (5.16m x 2.44mx2.44m)

FAMILY SHOWER ROOM
9'11" x 5'10" (3.02m x 1.78m)

OUTSIDE

GARAGE
17'10" x 9'1" (5.44m x 2.77m)

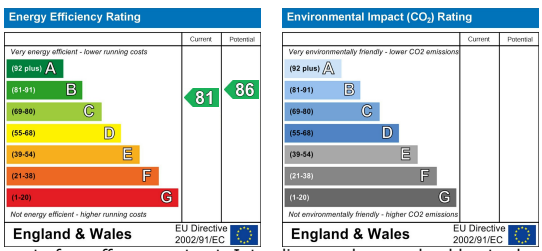
Road Map

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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