Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

10 Weirfield Road, Darley Abbey, Derby, DE22 1DH

£525,000

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A stunning large family home in this highly desirable location with beautiful garden, superb views and Ecclesbourne catchment.

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This highly impressive, greatly extended family home provides up to six bedrooms all with superb views of the River Derwent and Mills, two bathrooms, three spacious reception rooms and dining kitchen.

The property is UPVC double glazed throughout including French and sliding patio doors, composite front and rear doors with the addition of Velux windows. To the ground floor is underfloor heating with traditional gas centrally heated radiators to the first and second floors.

Externally there is a wide frontage providing plentiful off road parking, raised planter borders, integral garage and side passage.

The rear garden is beautifully stocked with a variety of attractive shrubs, fruit trees and planted borders, a large paved patio provides a perfect outside entertaining area leading onto a lawn, all with a special backdrop of the Derwent Valley Mills, a World Heritage Site and the tranquil relaxing sound of the River Derwent.

Darley Abbey is a highly sought after village located to the immediate north of the city of Derby connected by the A6 and also the beautiful Darley Park with pleasant riverside walk. Locally there is a vibrant range of bars, cafes and restaurants, gym, independent retailers, Walter Evans primary school and The Old Vicarage private school. The Ecclesbourne secondary school is located in nearby Duffield.

A highly impressive extended semi-detached property suitable for the large or growing family.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

A very spacious and welcoming hallway entered into through an attractive composite and glazed front door, wooden flooring with underfloor heating, space for coats and shoes, two feature circular windows, inset spotlights, stairs to first floor.

LIVING ROOM

24'9" x 12'11" (7.54m x 3.94m)

A superb extended family sized room with UPVC double glazed French doors leading to the rear patio, UPVC double glazed window with views and additional Velux window for light, wooden flooring throughout with two underfloor heating zones, media connections, contemporary recessed electric fire.

DINING ROOM

15'7" x 10'7" (4.75m x 3.23m)

Adjoining the kitchen, this dual aspect room has a front facing UPVC double glazed window and UPVC double glazed sliding doors

to the patio, ample space for dining furniture, wooden flooring with underfloor heating.

CLOAKROOM WC
Appointed with a low level WC with concealed cistern, wash hand basin, tiled floor, chrome towel radiator.

DINING KITCHEN
18'7" x 9'10" (5.66m x 3.00m)
Very well appointed with a good range of fitted kitchen units with natural matching cupboard and drawer fronts, beautiful moulded work surfaces, sink, drainer and matching splashback and sill, electric oven, hob and extractor fan, fitted seating, integrated dishwasher, space for a washing machine and fridge freezer, ample space for a dining table and chairs, tiled floor with underfloor heating, composite door to garden, front and rear facing UPVC double glazed windows, inset ceiling spotlights, door to garage.

FIRST FLOOR

LANDING
A spacious landing area with room for storage furniture, three front facing UPVC double glazed windows allow for plentiful natural light, stairs lead to the second floor, three useful store cupboards, radiator.

PLEASE NOTE
Uniquely, all bedrooms to both floors share a fine aspect view to the rear over the garden, river Derwent and World Heritage Mills.

BEDROOM ONE
12'5" x 9'6" (3.78m x 2.90m)
A spacious principal bedroom having a rear facing UPVC double glazed window, plentiful space for all bedroom furniture, radiator, access into:

EN-SUITE
9'7" x 5'10" (2.92m x 1.78m)
Smartly appointed with a corner shower

cubicle with mains chrome shower and sliding screen doors, wash hand basin, low-level WC with the concealed cistern, tiled floor, UPVC double glazed window, extractor fan, towel radiator. The en-suite can also be accessed from the from the landing.

BEDROOM TWO
12'11" x 10'7" (3.94m x 3.23m)
A second spacious double bedroom with a UPVC double glazed window, radiator.

BEDROOM THREE
12'8" x 10'6" (3.86m x 3.20m)
A third spacious double bedroom with a UPVC double glazed window, radiator.

BEDROOM FOUR
10'3" x 9'6" (3.12m x 2.90m)
A fourth double bedroom with a UPVC double glazed window, radiator.

BATHROOM
8'11" x 7'10" (2.72m x 2.39m)
The main family bathroom is also smartly appointed with a panelled bath with an enlarged showering area with an electric shower and bi-folding screen door, a wash basin and low level WC are neatly fitted into a vanity unit, tiled floor and walls, bathroom cabinet with mirror and lighting, UPVC double glazed window, extractor fan, radiator and additional towel radiator.

SECOND FLOOR

LANDING
With Velux window and store cupboard.

BEDROOM FIVE
10'11" x 9'1" (3.33m x 2.77m)
With an attractive ceiling line, eaves access, UPVC double glazed dormer window, radiator.

BEDROOM SIX
10'8" x 7'6" (3.25m x 2.29m)
A perfect single bedroom or study enjoying an elevated position, UPVC double glazed dormer window, radiator.

OUTSIDE

Externally there is a wide frontage providing plentiful off road parking, raised planter borders, integral garage and side passageway with electric car charging point.

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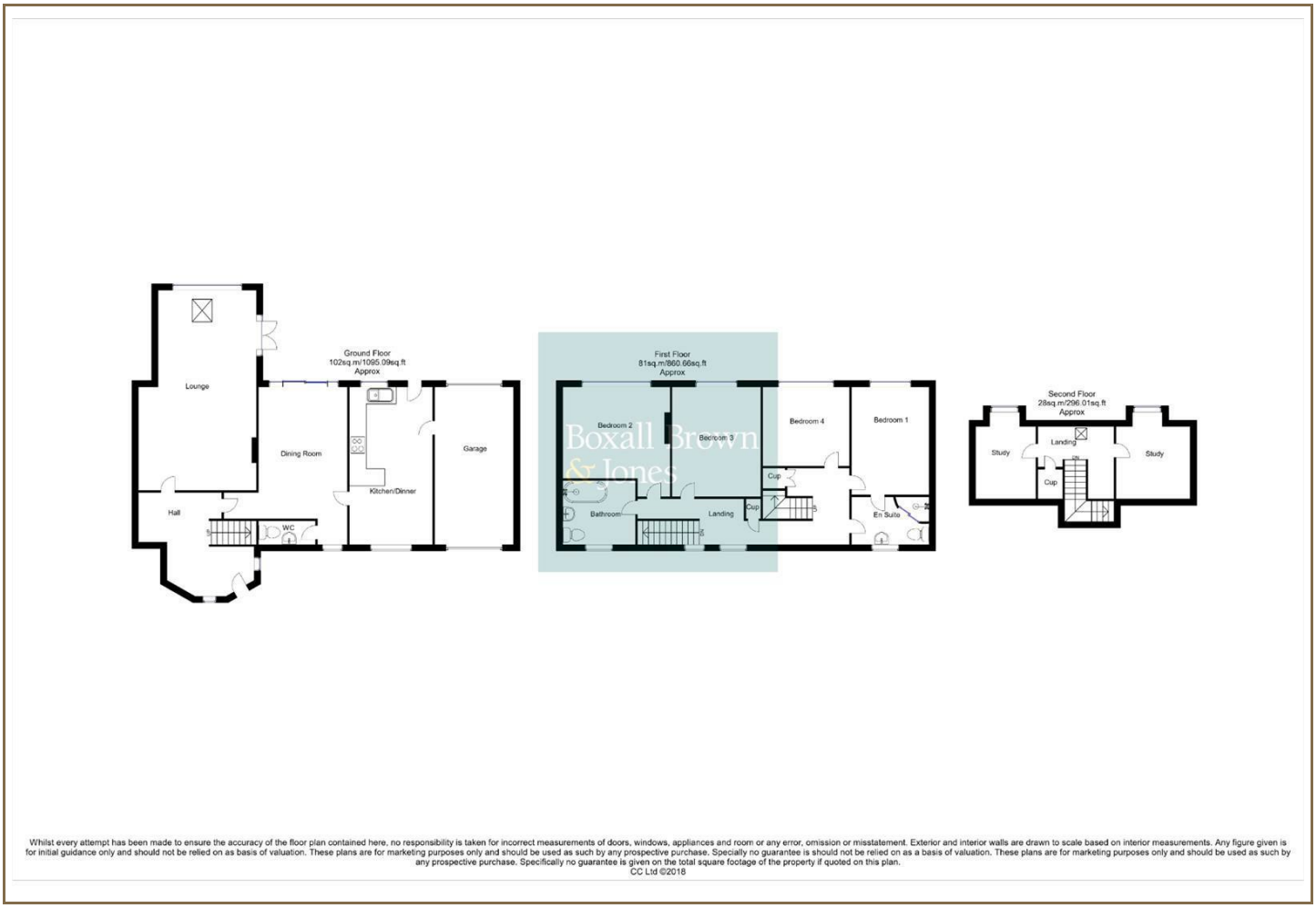
GARAGE

18'8" x 9'8" (5.69m x 2.95m)

With front and rear up and over garage doors, integral door to the kitchen, power and light.

Road Map

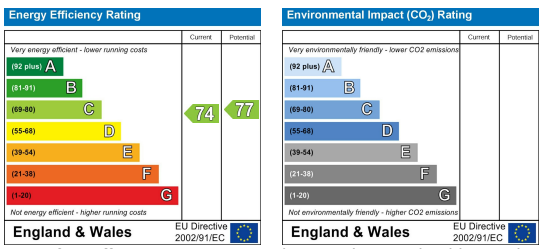
Floor Plan



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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