



## 4 Willow Close, Darley Abbey, Derby, DE22 1FE

**£850 Per Calendar**



Located in this highly sought after village is this two bedroom detached bungalow with modern kitchen and shower room, garage and attractively offered for rent.



The gas centrally heated and UPVC double glazed accommodation comprises, side entrance hallway with cupboard, main bedroom to the front with fitted wardrobes, rear second bedroom, shower room, spacious living room leading into a modern fitted kitchen.

Externally there is a driveway and low maintenance front garden. The driveway continues to a brick built detached garage. An enclosed garden to rear with patio and lawn offering a good degree of privacy.

Darley Abbey is a sought after village location with good access to the city centre via the A6 and also by a pleasant riverside walk through Darley Park. Within the village are numerous cafes, bars, restaurants, community halls and church.

## ACCOMMODATION

### ENTRANCE HALLWAY

Side UPVC double glazed door leading into a formal hallway with cupboard, laminate flooring, radiator.

### BEDROOM ONE

13'5" x 10'3" (4.09m x 3.12m)

A spacious double bedroom with a front facing UPVC double glazed window, fitted wardrobes, radiator.

### BEDROOM TWO

9'8" x 7'5" (2.95m x 2.26m)

A generous second bedroom having a rear facing UPVC double glazed window, radiator and wall mounted Worcester combination boiler providing domestic hot water and gas central heating.

### SHOWER ROOM

9'7" x 4'8" (2.92m x 1.42m)

Appointed with a double width shower cubicle with an electric powered overhead chrome shower and additional shower head, pedestal wash hand basin, low-level WC, tiled floor and walls, UPVC double glazed window, chrome towel radiator.

### LOUNGE

18'1" x 10'1" (5.51m x 3.07m)

A spacious reception room having a large UPVC double glazed window to the front elevation, laminate flooring throughout, fireplace and hearth with an inset gas fire, media connections, radiator, access into:

### KITCHEN

10'5" x 7'9" (3.18m x 2.36m)

Fitted with a modern range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, ceramic sink and drainer, integrated Smeg electric oven, gas hob and extractor fan over, space for a washing machine and upright fridge freezer, tiled floor, UPVC double glazed window and door to the garden, radiator.

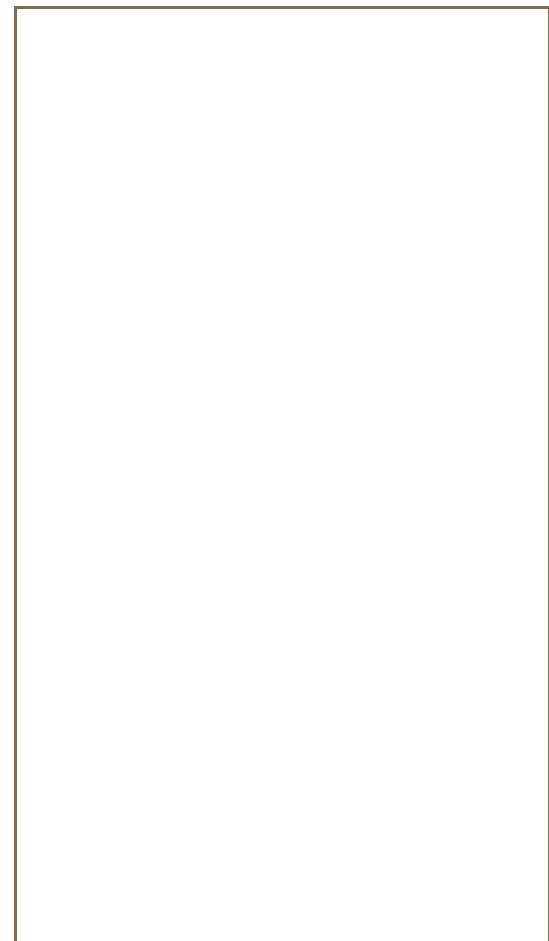
### OUTSIDE

Externally there is a driveway and low maintenance front garden. The driveway continues to a brick built detached garage. An enclosed garden to rear with patio and lawn offering a good degree of privacy.

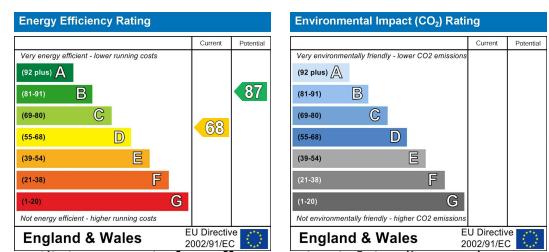
## Area Map



## Floor Plans



## Energy Efficiency Graph



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