

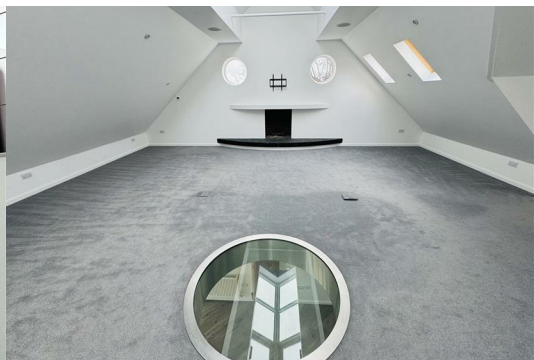
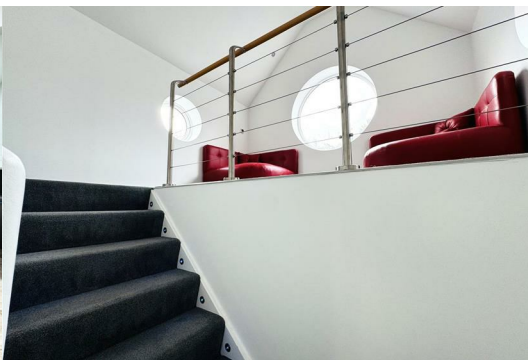


## 5 Abbeyfields Close, Darley Abbey, Derby, DE22 1JS

**£3,000 Per Calendar  
Month**



Situated in the popular village of Darley Abbey, this is a beautifully appointed four bedroom detached family home which has been completed to the highest standard and benefits from underfloor heating, double glazing, landscaped gardens and large driveway with double garage.



# 5 Abbeyfields Close, Darley Abbey, Derby, DE22 1JS

## £3,000 Per Calendar Month



The current landlord has spent considerable time and effort in the modernisation and improvement of this delightful home which must be viewed to be fully appreciated. Internally the light, airy, spacious accommodation is accessed through the front door into a large living space which is a magnificent feature of the house. A quality kitchen with integrated appliances has open plan access into a large lounge/sitting area with feature fireplace, four pane bi-fold door leading to the rear garden and utility room. The ground floor is further complemented by the second bedroom which has en-suite facility and there are further bedrooms accompanied by a large family bathroom. A staircase leads to the first floor mezzanine landing and a magnificent lounge which has a tall ceiling, Velux style windows, inset ceiling spotlights and circular window which looks through to the ground floor, making this room a superb space for entertaining. The master bedroom is found on this level which boasts a dressing room and luxurious en-suite shower room.

Outside the property benefits from an enclosed garden which has been professionally landscaped to include artificial lawn, raised well stocked beds and seating area. Around to the side of the house there is a shed, further garden shed/store and gated access to the front elevation. The front of the property has a large tarmac driveway with car standing for several vehicles leading to a detached double garage.

The village of Darley Abbey has long been one of Derby's favourite addresses and justifiably so. The historic riverside village is part of the Derwent Valley World Heritage Site and provides a selection of local facilities. The amenities include a village store, public house, restaurant and highly

regarded local schools including the private Vicarage school and Walter Evans primary school. Darley Abbey falls within the catchment of the Ecelesbourne School in Duffield, which is highly sought after and the beautiful Darley park with its Riverside walks borders the village, with Derby city centre being only a short distance away. The property is perfectly positioned for major road routes and is close at hand to the A6, A38 and A52.

This property is completed to the highest standard and as well as having selective underfloor heating, there are high quality appliances, inset ceiling spotlights and superb features throughout including the circular windows which are a recurring theme throughout the property.

This letting offers the opportunity to acquire a sophisticated property which should be viewed to be fully appreciated.

### ACCOMMODATION

Entering the property through front door into:

### KITCHEN, DINING ROOM AND LIVING SPACE

27'5" x 29'3" (8.36m x 8.92m)

This large living space is the first thing you see on entering the property and the bright and airy room has a high quality kitchen area with open plan access to a lounge and further seating area. The kitchen is complemented by a range of quality Granite work surfaces/preparation areas, wall and base cupboards and there are two brand integrated ovens, hob and extractor over. The kitchen has a large undermounted sink with mixer tap and there is a wine chiller, integrated microwave, integrated fridge, integrated dishwasher and breakfast bar with space for stools

beneath. Complementary tiling can be found alongside the worktops and there is a boiler hidden behind a complementary unit in the kitchen area.

The far side of the room opens to reveal a large living space/dining area with quality flooring running throughout this space and a four pane bi-fold door leading to the garden. The very end of the room has a feature fireplace with open fire and there is a staircase leading to the first floor, inset ceiling spotlights, large storage cupboard and four radiators.

### UTILITY ROOM

11'10" x 11'4" (3.61m x 3.45m)

Situated to the far side of the house, this space is designed as a utility room and has space for an automatic washing machine. The room has two circular windows, floor running through from the main living space and understairs storage cupboard. This room has racking and cabling for a music/satellite multi media system, the cabling for which runs throughout the house. (Further details can be obtained through the offices of Boxall Brown and Jones)

### BEDROOM TWO

10'6" x 9'8" (3.20m x 2.95m)

With double glazed window to the front elevation,

radiator and wardrobes with dressing table. Secret door leads to:

### EN-SUITE SHOWER ROOM

7'7" x 5'4" plus lobby area (2.31m x 1.63m plus lobby area)

With low level WC, wash hand basin and shower cubicle with glazed screen, inset ceiling spotlights and frosted double glazed window. Mirror

Inner lobby area with useful storage cupboard and access to:

### BEDROOM THREE

11'6" x 10'8" (3.51m x 3.25m)

With double glazed window and radiator.

### BEDROOM FOUR

10'7" x 10'5" (3.23m x 3.18m)

With double glazed window and radiator.

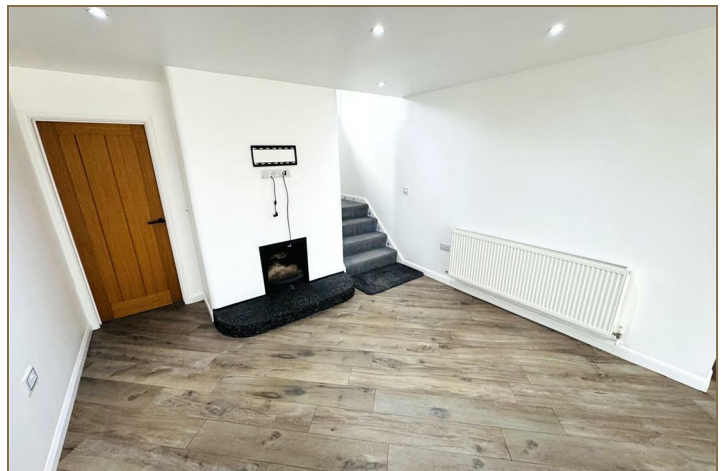
### FAMILY BATHROOM

5'8" x 5'5" plus lobby area (1.73m x 1.65m plus lobby area)

With low level WC, pedestal wash hand basin and bath, shower over the bath, mixer tap, complementary tiling and inset ceiling spotlights. Mirror.

### TO THE FIRST FLOOR

An illuminated staircase leads to a:



## MEZZANINE LANDING

11'11" x 11'11" (3.63m x 3.63m)

This excellent space is perfect for relaxation and has two corner chairs which the advantage of the large feature circular window and accompanying smaller circular windows.

## FIRST FLOOR LOUNGE

26'11" x 27'2" (8.20m x 8.28m)

The upper floor lounge is extraordinary and must be viewed to be fully appreciated. The enormous space continues all the way up into the eaves of the roof where there are Velux style windows and glass making the room particularly bright and airy. The room is complemented by inset ceiling spotlights, speaker housing for an entertainment system as well as a feature fireplace with open fire set upon a decorative hearth and accompanying circular windows which are a theme throughout the property. The room has an amazing circular glazed feature, in the floor, which looks down into the living space beneath.

## MASTER BEDROOM ONE

17'7" x 13'10" (5.36m x 4.22m)

Situated on the first floor, this large room has further high level windows, Velux style window and further double glazed window to the outside. The room has open plan access to a:

## DRESSING AREA

8'7" x 8'6" (2.62m x 2.59m)

With coat hanging space and open shelving. Leads though to:

## EN-SUITE

10'11" x 8'6" (3.33m x 2.59m)

With low level WC, pedestal wash hand basin, shower cubicle with glazed screen, complementary tiling to walls and floor and Velux style window.

## OUTSIDE

Outside the property has the advantage of an enclosed, professionally landscaped garden, the maintenance of which is included within the rent. The area has artificial lawn and raised well stocked modern border/planters as well as a seating area. To the side of the house is a shed with sliding door and additional garden shed ideal for storage.

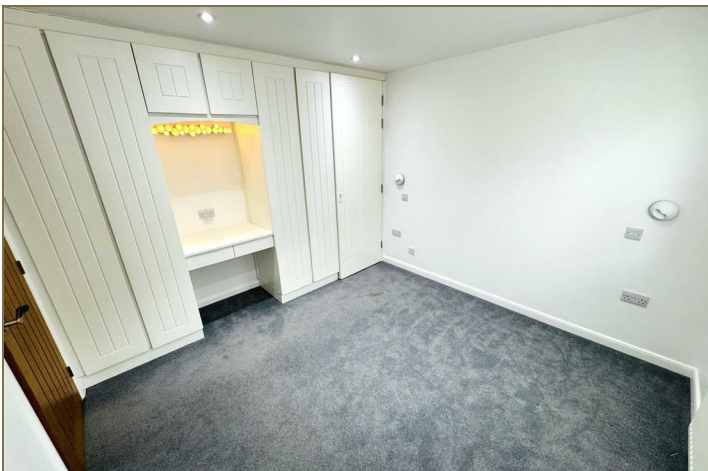
To the front elevation there is a large tarmac driveway with access to a:

## DOUBLE GARAGE

With power, light and personal door.

## NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5



weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

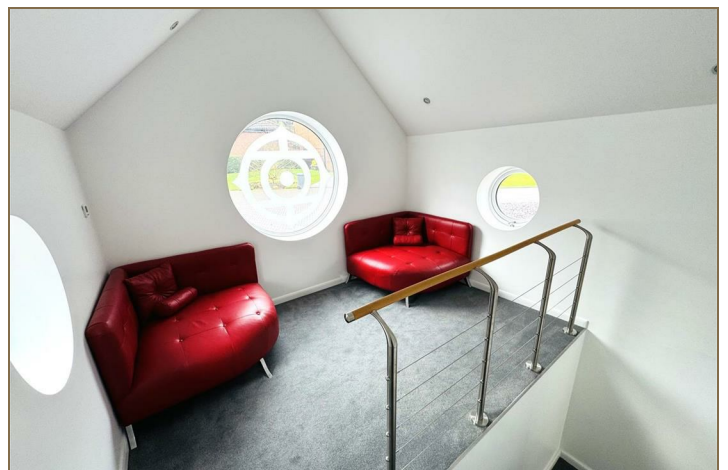
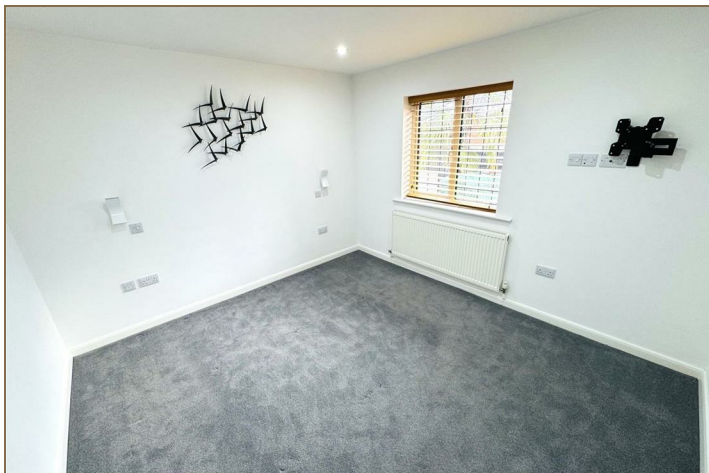
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes

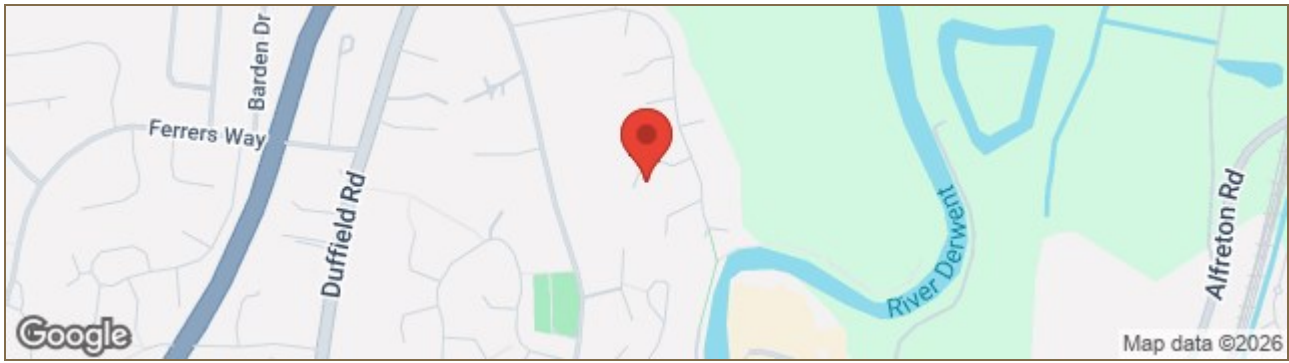
are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

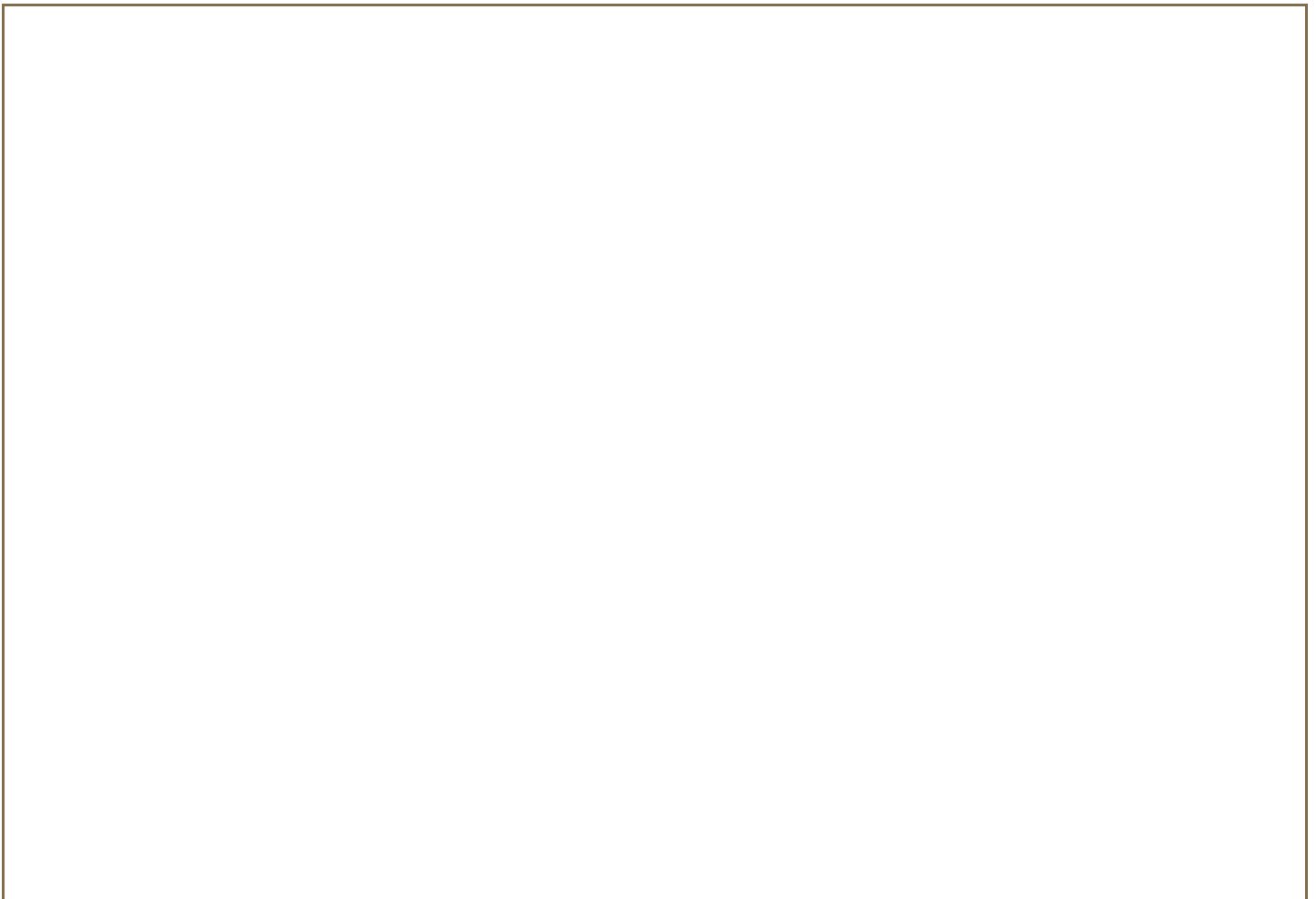
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



## Road Map



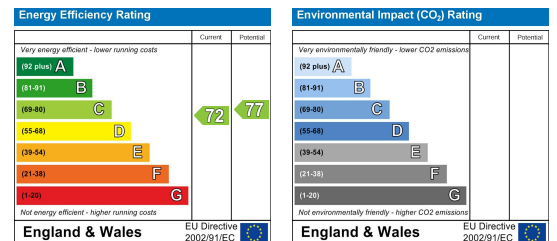
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

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