



## 12 Folly Road, Darley Abbey, Derby, Derbyshire, DE22 1ED

**£375,000**



A spacious three bedroom semi detached property, close to Darley Park, with generous garden, driveway and detached brick built garage. Potential for Extension.



# 12 Folly Road, Darley Abbey, Derby, Derbyshire, DE22 1ED

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## DIRECTIONS

Leave Derby city centre along Alfreton Road and turn left onto Haslams Lane. Continue past the Rugby Club before turning left onto Folly Road where the property is situated on the right hand side clearly identified by our "For Sale" board.

The well proportioned accommodation briefly comprises an entrance porch, entrance hallway with staircase leading to the first floor, lounge, dining room and recently refitted kitchen to include integrated appliances and door leading to the rear. To the first floor are three good sized bedrooms and a bathroom.

Outside the property benefits from a generous garden to the rear which is laid to lawn and to the front there is a driveway and gated access to the side of the house which leads to a brick built detached garage.

Darley Abbey is a highly sought after residential location within easy reach of the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The property itself is within a short walk of the delightful Darley Park which offers superb riverside walks and amenities for all the family. The house is within easy reach of the ring road giving onward travel to the A50, A52, A38 and M1 corridor.

The historic St Matthews Church and the reputable village primary school, Walter Evans, are close by and the village of Darley Abbey is within walking distance.

## ACCOMMODATION

Entering the property through double glazed front door into:

## ENTRANCE PORCH

With frosted double glazed window to the front elevation and door to:

## HALLWAY

With staircase leading to the first floor, useful understairs cupboard, radiator with shelf over and controls for central heating.

## LOUNGE

11'11" x 14'6" (3.63m x 4.42m)

(Measurement taken to the centre of the bay window)

Spacious room with walk in double glazed bay window overlooking the front elevation, feature fireplace with coal effect gas fire, double radiator, further single radiator and wooden plate rack.

## DINING ROOM

12' x 12'4" (3.66m x 3.76m)

Used by the current vendor as a further sitting room, this versatile room has a patio door to the rear elevation, radiator and feature fireplace with gas fire set upon a hearth.

## KITCHEN

13'8" x 8'4" (4.17m x 2.54m)

Recently refitted to include a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven, four ring gas hob and splashback. The kitchen has a stainless sink unit with drainer beneath a double glazed window to the side elevation, door to the side elevation, radiator and open plan access to:

## PANTRY SPACE

Which has a wall mounted boiler providing domestic hot water and central heating, gas meter and double glazed window to the rear.

## TO THE FIRST FLOOR

### LANDING

With access to loft.

### BEDROOM ONE

13'10" x 11'8" (4.22m x 3.56m)

(Measurement taken to the centre of the bay window)

With radiator and double glazed bay window over looking over the front of the property

### BEDROOM TWO

12'1" x 10'5" (3.68m x 3.18m)

With fitted wardrobes, matching dressing table, base cupboards, radiator and double glazed window to the rear garden.

### BEDROOM THREE

9'7" x 8'3" (2.92m x 2.51m)

With radiator and and double glazed window to the rear aspect.

### BATHROOM

6'7" x 5'4" (2.01m x 1.63m)

With low level WC, pedestal wash hand basin and bath, radiator and double glazed window to the side aspect. Complimentary tiling

## OUTSIDE

To the rear the property benefits from a generous lawned garden which is overlooked by a paved patio area with a pathway leading to the bottom.

To the front elevation there is a sizeable block paved driveway and gated access to the side elevation which in turn leads to a:

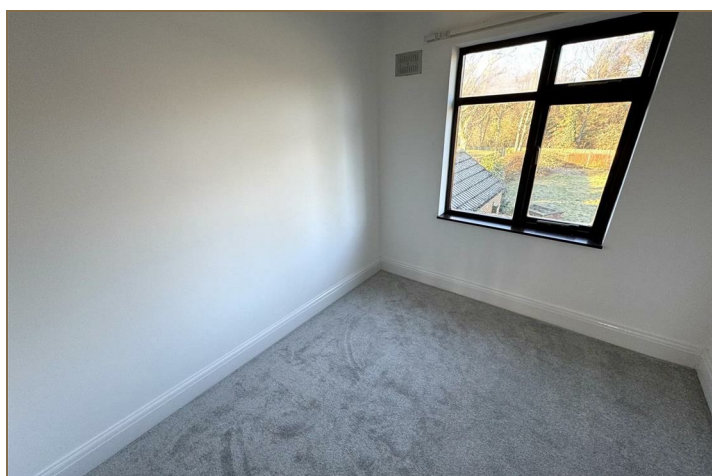
### DETACHED BRICK BUILT GARAGE

18'11" x 9'6" (5.77m x 2.90m)

With concrete floor, power light and up and over metal front door.

### PLEASE NOTE

This property offers scope for further structural extension and modernisation to create a large family home. Any alterations would be subject to the appropriate building regulation and planning approval.



## Road Map



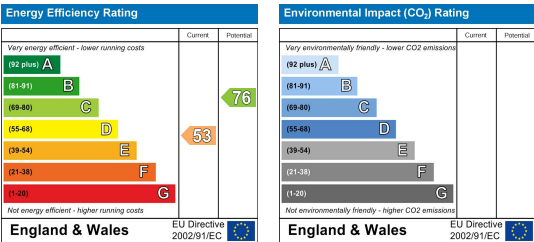
## Floor Plan



## 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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