

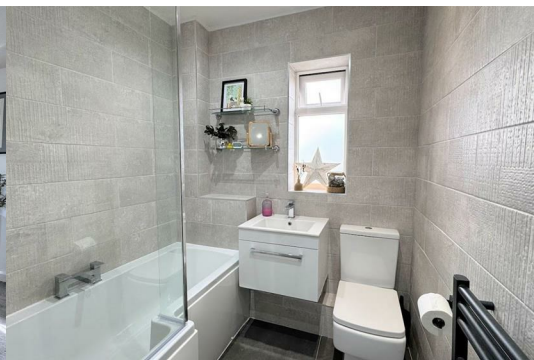


## 15A Weirfield Road, Darley Abbey, Derby, DE22 1DH

**£450,000**



A greatly improved and extended four bedroom detached family home featuring a superb open plan living dining kitchen, impressive loft conversion to create a large fourth bedroom with en-suite potential and detached garage.



# 15A Weirfield Road, Darley Abbey, Derby, DE22 1DH

£450,000



This brilliant family home is located in the heart of Darley Abbey close to the beautiful park, local reputable primary and private preparatory school and is within catchment for the noteworthy Ecclesbourne secondary school in nearby Duffield.

The tastefully presented interior includes gas central heating and UPVC double glazing with accommodation comprising, entrance hallway accessed beneath a covered storm porch with Rose bush growing around, charming lounge, superb open plan living dining kitchen, to the first floor is a useful landing study area, three well proportioned bedrooms and bathroom with shower over bath, to the second floor is the impressive loft conversion providing a large bedroom area with dormer window, eaves storage and study area off with plumbing connections ready for an en-suite if required.

Externally there is a wide block paved frontage providing off road parking, gated side access leads to the rear detached brick built garage. The private rear garden provides a secluded patio area accessed from the kitchen, steps lead to two raised lawned garden areas with a second patio, all enclosed by mature foliage.

Darley Abbey is an established and sought after residential location uniquely connected to the city centre by a delightful riverside walk through Darley Park. Locally there is a

vibrant range of local restaurants, wine bar, popular public houses and cafe.

## ACCOMMODATION

### GROUND FLOOR

Entering the property beneath a covered storm porch with an attractive Rose, through a composite front door into:

### HALLWAY

A formal hallway with an attractive herringbone wooden flooring, stairs lead to the first floor with useful storage/display area beneath, coat hanging space, radiator.

### LOUNGE

14'9" x 9'8" (4.50m x 2.95m)

A charming lounge with a feature period style fireplace, media connections, front facing UPVC double glazed window, radiator.

### LIVING DINING KITCHEN

18'10" x 15'11" (5.74m x 4.85m)

A wonderful open plan space with a feature glazed roof and French doors to the patio, Karndean style herringbone flooring, ample space for dining and comfortable furniture.

The kitchen is appointed with a plentiful range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and matching splashback, composite sink and drainer, range style cooker with multiple ovens, gas hob and matching extractor fan, integrated

dishwasher space for an upright fridge freezer and washing machine, inset ceiling spotlights, UPVC double glazed window, two tall column radiators.

## FIRST FLOOR

### LANDING

#### BEDROOM ONE

13'7" x 9'5" (4.14m x 2.87m)

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

#### BEDROOM TWO

10'5" x 8'10" (3.18m x 2.69m)

A spacious double bedroom with wooden flooring, rear facing UPVC double glazed window, radiator.

#### BEDROOM THREE

8'7" x 6'10" (2.62m x 2.08m)

A generous single bedroom with attractive herringbone wooden flooring, rear facing UPVC double glazed window, radiator.

## BATHROOM

8'8" x 6'1" (2.64m x 1.85m)

Beautifully tiled throughout appointed with a three piece suite comprising a panelled bath with an enlarged showering area with matching screen and mains chrome shower over, wash basin sat on a vanity unit and low level WC, UPVC double glazed window, chrome towel radiator and cupboard housing a modern combination boiler.

## SECOND FLOOR

### LOBBY LANDING

Door into:

#### BEDROOM FOUR

16'1" x 12'5" (4.90m x 3.78m)

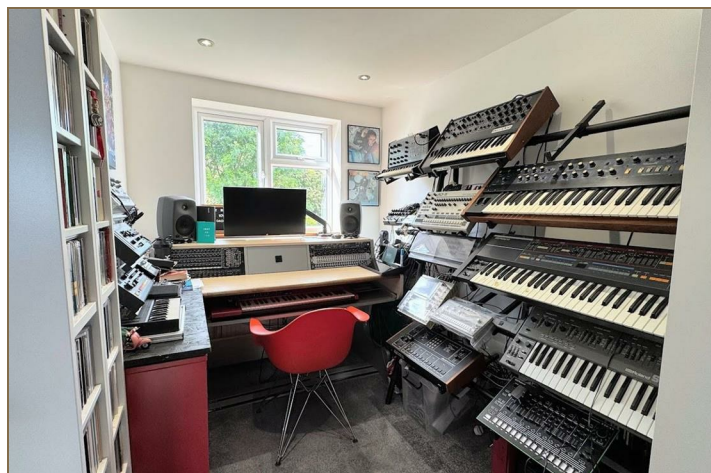
A superb loft conversion with the addition of a large dormer window to the rear, UPVC double glazed window and Velux windows to the front all creating a spacious and light filled large bedroom with a useful storage recess, eaves storage, inset ceiling spotlights, radiator.



## STUDY AREA/EN-SUITE

8'7" x 6'5" (2.62m x 1.96m)

With plumbing in place for the installation of an en suite, currently used as a study with a rear facing UPVC double glazed window, inset ceiling spotlights, radiator.

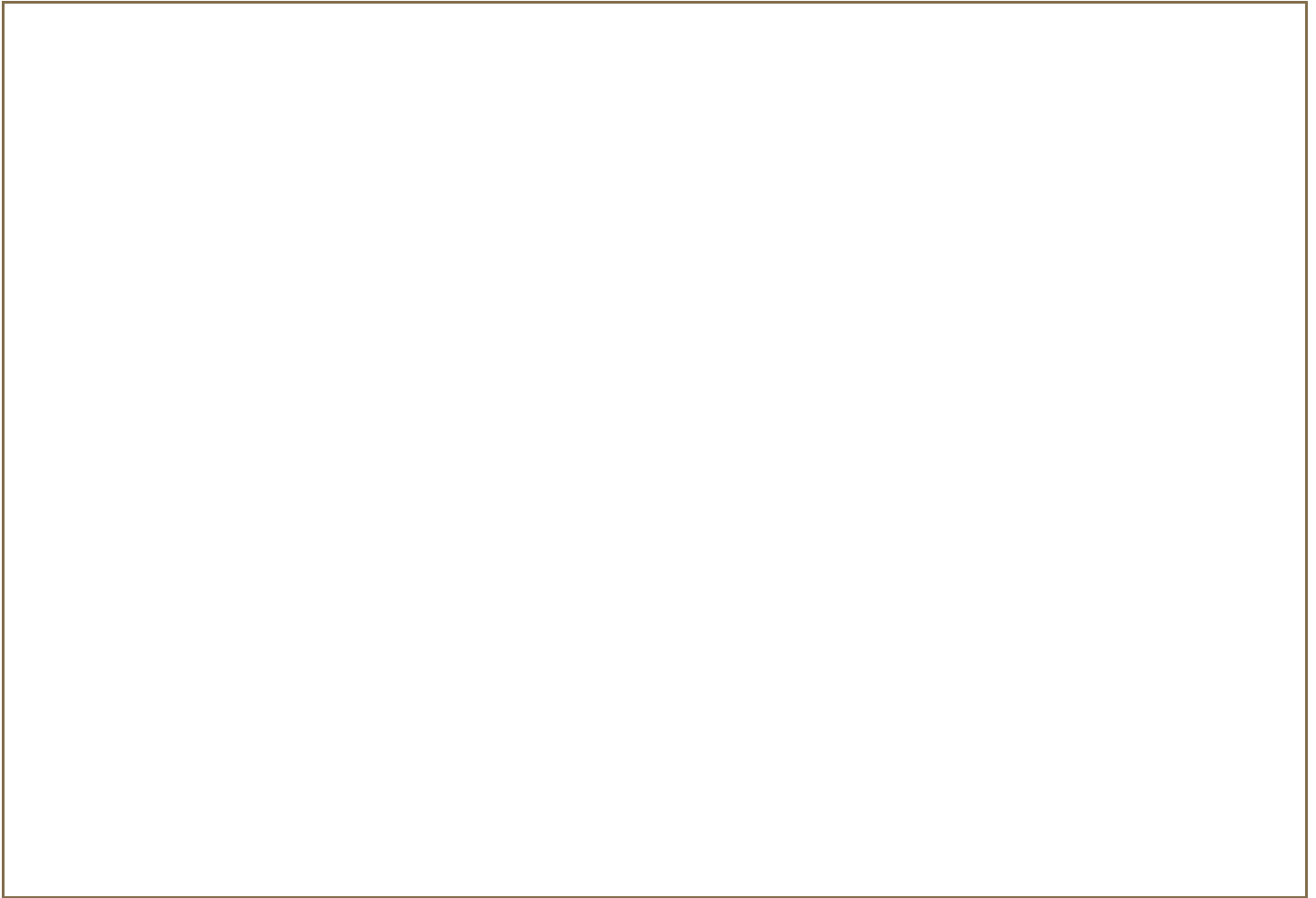




## Road Map



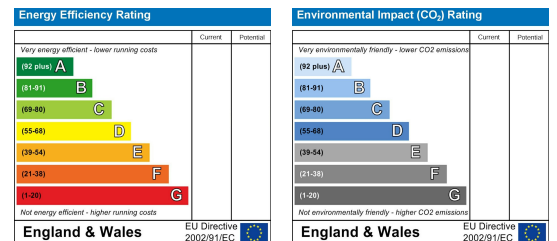
## Floor Plan



## 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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