

Folly Road, Darley Abbey, Derby. DE22 1ED

£475,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this traditional bay fronted, extended three bedroom semi-detached residence occupying a highly desirable cul-de-sac location in the sought-after Darley Abbey and backing on to the River Derwent.

The current owners have substantially improved and extended from its original form, creating a modern and inviting living space. This comprises of; entrance porch, entrance hall, sitting room, lounge, superb open plan living kitchen, WC and integral garage.

The first floor offers a landing the allowance for access into three good sized bedrooms, the master having dressing area and en-suite shower room, and a family bathroom.

Externally the charming property has a delightful large rear garden that offers high degree of privacy and spectacular riverside location, as well as a rear workshop and garage.

The property enjoys aspects over Derby Rugby Club and fields together with picturesque riverside walks along the River Derwent. Highly regarded local amenities are all within a short distance away, making this an ideal purchase.

FEATURES

- Outstanding Views Along The River Derwent
- Beautiful Riverside Property
- Garage, Off Road Parking & Rear Workshop
- Private Position & No Through Road
- Generous Rear Garden and Terraced Area
- Highly Regarded Primary and Secondary School Catchment
- Easy Access to Derby City Centre
- Council Tax Band C



ROOM DESCRIPTIONS

Entrance Porch

Accessed via a double glazed sealed unit door with a joining obscured windows into a spacious light and airy entrance porch with storage tiled floor covering, coat storage, feature window and internal door leading to entrance hallway.

Entrance Hall

With carpeted staircase to first floor landing with under stairs storage cupboard, wall mounted radiator and internal original doors leading to both reception rooms and open plan living kitchen.

Sitting / Dining Room

3.29m x 3.27m (10' 10" x 10' 9") With double glazed French doors leading out onto a rear garden terrace, wall mounted radiator, wall mounted shelving, decorative coving to ceiling and TV point. The focal point of the room is an exposed brick chimney breast with shelving located in the chimney recesses and useful storage cupboard.

Living Room

3.59m x 3.31m (11' 9" x 10' 10") With feature double glazed bay window to the front elevation, TV point, wall mounted radiator and decorative wall lighting. The feature focal point of the room is an inset cast iron log burning fire set within a chimney recess and Stone raised hearth.

Open Plan Living Kitchen

5.32m x 4.41m (17' 5" x 14' 6")

Kitchen Area -

Mainly comprising of range of modern wall and base mounted units with flat edged work surface incorporating a single sink drain unit with mixer taps and splashback areas. Dishwasher, ring gas hob with feature splashback, double integrated oven, fridge and freezer. Wood floor covering, wall mounted radiator and double glazed window to the rear elevation.

Dining Area-

With the continuation of the floor covering from the kitchen area, bifold doors to the rear elevation, window to the side elevation, space for American style fridge freezer and internal original doors access both the downstairs WC and garage.

Cloakroom WC

With low-level WC, mounted wash handbasin, panelling to walls, newly installed gas combination boiler, extractor fan and tiled floor covering.

First Floor

Landing

Accessed via the entrance hall is the spacious light and airy landing with feature window to the front elevation and ceiling mounted loft access point. Original doors then lead to all three bedrooms and bathroom.

Master Suite

4.71m x 3.04m (15' 5" x 10' 0") From the side extension is this stunning master suite, that could easily be two bedrooms, but offers a superbly sized room with dressing area and ensuite. Double glazed window to the rear elevation, overlooking the stunning rear garden and view of the river, decorative picture rail, wood floor covering and wall mounted radiator. A range of fitted wardrobes provide useful storage and hanging space and door opening lead to:-

Dressing Area

3.87m x 2.03m (12' 8" x 6' 8") With Velux window to front elevation, wall mounted radiator and space for dressing table. Door lead to:-

En-Suite

Well designed modern shower comprises of an encased WC with attached vanity unit with inset sink. Shower enclosure with wall mounted electric shower attachment over, extractor fan, spotlighting, fully tiled walls, chrome towel rail and tiled floor covering.

Bedroom Two

3.72m x 2.88m (12' 2" x 9' 5") Large double glazed bay window to the front elevation, decorative coving and rail, wall mounted radiator and range of fitted wardrobes that provide ample storage and hanging space

Bedroom Three

3.29m x 3.29m (10' 10" x 10' 10") With double glazed window to the rear elevation overlooking the superb rear garden, wall mounted radiator, decorative coving/ picture rail and space for furniture.

Bathroom

3.33m x 2.01m (10' 11" x 6' 7") This beautifully appointed four piece bathroom suite comprises of a WC, modern vanity unit, beautiful freestanding roll top bath and large shower enclosure with mains shower and attachment over.

Ceramic tile floor covering, extractor fan, warm mounted period style radiator and double glazed obscured window to the rear elevation.

External

Outside

To the front elevation is a well cared for lawn with stocked flowerbeds with range of planting. The driveway provides parking for four vehicles and gives access to an integral garage with upper over door light and power. An additional internal door allows for direct access into the kitchen/dining room.

The superb rear garden offers spectacular views of the River Derwent and comes complete with mooring rights.

The garden begins with a full width entertaining terrace which is ideal for outside entertaining with steps leading to a further patio seating area that gives access to a large outbuilding. The garden and continues with a beautifully presented shaped lawn sleeper edged flowerbeds and borders, timber garden shed, hedge and fence boundaries. The central part of the garden has been re-wired with numerous Meadow flowers and shrubbery. Essential pathway then leads to an area of lawn with two raised vegetable beds. Steps and lead over a flood defence to the Riverdale went to the most stunning part of the garden where an additional lawn can be found, mature trees and planting and riverside seating area.

Integral Garage

With up over door light and power and additional internal door leading to the kitchen/dining room.

Outbuilding

7.59m x 3.28m (24' 11" x 10' 9") This large detached outbuilding has pitched roof, light and power and is currently used as a workshop. Benefiting from windows to side and rear elevations and also log burner with external chimney.

Location

The Property enjoys aspects over Derby Rugby Club and fields together with picturesque riverside walks along the River Derwent.

Darley Abbey is highly desirable, noted for its historic Mills which incorporate a range of amenities including restaurants and a wedding venue. The property is located close to the River Derwent and offers some beautiful walks in Darley Park with easy access to Derby City centre which offers a fabulous range of amenities, A38 and A52. Also within Darley Abbey is a reputable primary school, impressive church and the Old Vicarage private school.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN

