

Church Lane North, Darley Abbey, Derby. DE22 1EU

£305,000 Freehold

REDUCED



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PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this spacious three storey, modern townhouse located in popular residential area. The property is offered for sale with no upward chain and immediate vacant possession. Excellent investment opportunity with the potential to rent on a room by room basis.

Accommodation consists over three floors comprising of a large entrance hallway, shower room, utility room, 4th bedroom to the ground floor. To the first floor is a beautiful open-plan living kitchen diner and to the second floor, there are three bedrooms, family bathroom and en-suite shower room to the master bedroom. Outside, the property is located in a private cul-de-sac location and benefits from off-street parking and a low maintenance raised garden to the rear elevation.

## FEATURES

- Beautiful open-plan living space
- Modern kitchen & separate utility
- Ground floor shower room
- 4 Bedrooms
- Master bedroom with en-suite
- Off-road parking & rear garden
- No upward chain
- Highly sought after location
- Easy access to major link roads
- Investment opportunity - rented at £15540 per annum



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hall

1.90m x 7.34m (6' 3" x 24' 1") with door with adjoining obscured side panel, leading in from the front elevation, radiator, alarm control panel, wood floor covering, staircase to first floor landing with the under stairs storage cupboard.

### Bedroom 4

2.48m x 2.94m (8' 2" x 9' 8") with floor to ceiling double glazed window to the front elevation, wood floor covering, TV point and radiator.

### Large utility room

2.64m x 4.10m (8' 8" x 13' 5") comprising of base mounted storage units with undercounter space for fridge and freezer, countertop with inset stainless steel circular sink, wall mounted shelf, extractor fan, and spotlighting to ceiling. Radiator, obscured glass internal window, and ceramic tiled floor covering.

### Shower Room

1.48m x 1.92m (4' 10" x 6' 4") comprising of a three-piece modern shower suite with low-level WC, wall mounted wash handbasin with tiled splashback and shower enclosure with mains fed shower and attachment over. Tiled floor covering, radiator, ceiling extractor fan.

## FIRST FLOOR

### Landing

0.98m x 3.12m (3' 3" x 10' 3") access from the main entrance hallway with secondary staircase to second floor, landing and internal door leading into the lounge area. Access to large boarded attic.

### Open-plan lounge/dining room/kitchen

4.82m x 9.20m (15' 10" x 30' 2")

Lounge area- with double glazed French doors to the front elevation with Juliet balcony, decorative coving and spotlighting to ceiling, TV point, additional window and radiator

Dining area- linking both the kitchen and lounge area is this spacious dining area with decorative coving and spotlighting to ceiling, radiator and double glazed French doors overlooking the rear garden.

Kitchen area- comprising of a modern range of wall and base mounted units with flat edged worksurfaces incorporating a double stainless-steel circular sink with mixer taps and tiled splashbacks. Integrated electric oven, hob and stainless steel extractor canopy over, space for fridge, freezer, wall mounted glass shelving, double glazed window to the rear elevation and wood floor covering.

## SECOND FLOOR

### Landing

0.98m x 4.1m (3' 3" x 13' 5") access from the first floor landing, radiator and internal doors accessing three bedrooms and family bathroom.

### Bedroom One

2.91m x 4.80m (9' 7" x 15' 9") large master bedroom benefits from double glazed windows to the front elevation, radiator, TV point and built-in fitted wardrobes with mirrored frontages. Internal door access is the ensuite shower facility.

### En-Suite Shower

0.98m x 2.75m (3' 3" x 9' 0") three-piece suite contains WC, pedestal wash handbasin and large shower enclosure with mains fed shower and attachment over. Spotlighting and extractor fan to ceiling, part wall tiling, radiator, electrical shaver point and ceramic tile floor covering.

### Bedroom Two

2.74m x 3.32m (9' 0" x 10' 11") double glazed window to the rear elevation, radiator and a range of fitted bedroom wardrobes providing useful storage and hanging space.

### Bedroom Three

1.98m x 2.70m (6' 6" x 8' 10") with double glazed window to the rear elevation & radiator.

### Family Bathroom

1.65m x 2.72m (5' 5" x 8' 11") comprising of a three-piece bathroom suite to contain WC, vanity unit and bath. Part tiled walls, electric shaver point, spotlighting and an extractor fan to ceiling, tiled floor covering and wall mounted chrome heated towel rail.

### Outside

To the front of the property is off-road parking for one vehicle. The enclosed rear garden is tiered with a fenced perimeter.

### 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 & EPC

