

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

118 Duffield Road Darley Abbey, Derby, DE22 1BG



Superbly positioned four bedroom detached residence occupying a fabulous location in the Strutts Park/Five Lamps area of Derby

- Private and mature plot • Rear driveway and large garage
- No Upward Chain • Hall with guest cloakroom off • Large living room
 - Separate dining room • High spec bespoke kitchen
- Four bedrooms and well appointed shower room to first floor
 - Easy reach of City centre and Darley Park
 - **VIEWING ESSENTIAL** •

Offers over £400,000 - No Upward Chain



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GENERAL INFORMATION

A rare opportunity to acquire a realistically priced four bedroom detached residence occupying a fine location in the Strutts Park/Five Lamps area of Derby. It is an elevated plot above Duffield Road within a private plot with rear access to a driveway and garage off Chevin Road. The property features some private gardens to both front and rear.

Internally the property is sold with the benefit of no upward chain, double glazing and gas central heating with impressive hall with Minton tiled flooring, guest cloakroom off, large living room with feature window overlooking rear garden and inset contemporary fireplace, separate dining room, hi spec fitted kitchen with bespoke worktops, first floor landing leads to four good sized bedrooms and a well appointed shower room.

LOCATION

A true feature of the sale is the property's location just north of Derby City centre offering easy access to a convenient range of services within Irongate/Cathedral Quarter with an excellent selection of restaurants and bars, market and cafés and boutique style shops. The property is also a short walk from Darley Park and the beautiful River Derwent. It is also well placed to give easy access to excellent transport links.

ACCOMMODATION

ON THE GROUND FLOOR

Upvc double glazed entrance door with matching side lights providing access to:

ENTRANCE HALL

Radiator, Minton effect tiled flooring, staircase to first floor, panel door to:

GUEST CLOAKROOM

White suite comprising, low flush w.c., corner wash hand basin, surround, continuation of the Minton effect tiled flooring.

BEAUTIFUL LARGE LIVING ROOM 6.41m x 4.25m (21'0" x 13'11")

Feature focal point incorporating recess log effect living gas fire, radiator, TV and telephone points, oak wood flooring, decorative coving, feature upvc oversized bay window to rear overlooking garden and french door giving access to the rear garden.

DINING ROOM 3.56m x 3.02m (11'8" x 9'11")

Radiator, decorative coving, oak flooring, upvc double glazed window to front.

QUALITY FITTED KITCHEN 3.02m x 2.7m (9'11" x 8'10")

Impressive granite top preparation surfaces, matching window sill and breakfast bar, base cupboard and drawers, complementary wall mounted cupboards, inset five plate AEG gas hob with adjacent oven, grill and microwave, integrated fridge, freezer and dishwasher, feature tiled flooring, recessed ceiling spotlighting, upvc double glazed window to rear, double doors giving access to the useful storage cupboard housing the gas fired boiler.



ON THE FIRST FLOOR

SEMI-GALLERIED LANDING

Balustrade, access to loft space, door to storage cupboard, upvc double glazed window to side and doors off.

BEDROOM ONE 4.22m x 3.34m (13'10" x 10'11")

Radiator, upvc double glazed window to rear.

BEDROOM TWO 3.65m x 3.06m (12'0" x 10'0")

Radiator, storage cupboard, upvc double glazed window to front.

BEDROOM THREE 3.16m x 3m (10'4" x 9'10")

Radiator, upvc double glazed window to rear.

BEDROOM FOUR 3.04m x 2.68m (10'0" x 8'10")

Radiator, upvc double glazed window to rear.

SHOWER ROOM 2.91m x 1.84m (9'7" x 6'0")

Feature marble effect wall panelling and tiled effect vinyl flooring, white suite comprising, low flush w.c, vanity unit wash hand basin, shaver point, large walk-in enclosure with integrated shower, chrome towel rail/radiator, recessed ceiling spotlighting, upvc double glazed window to side.

OUTSIDE & GARDENS

The property occupies a fabulous position on Duffield Road set up behind a stone retaining wall with pedestrian access to the property. The well established foregarden has pathway around the side which leads to the side door giving access to the property. To the rear is an impressive mature well

established garden with lawn, pathways, extremely well stocked borders containing plants, shrubs and trees. The rear driveway gives access to the:

LARGE GARAGE

(Accessed off Chevin Road to rear).

COUNCIL TAX BAND

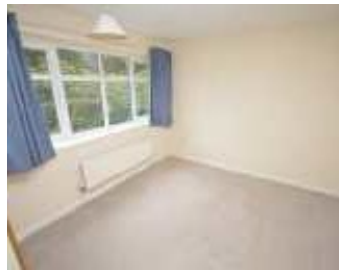
Derby City - E.

DIRECTIONAL NOTE

From Derby proceed north out of town heading along the A6 Duffield Road. Best approach is to proceed north turning right onto Belper Road coming back down heading south back into Ruskin Road and left into Chevin Road, down to the bottom where the property will be located on the right hand side, rear access through the timber gates. **Viewers are advised to access the property by parking on Chevin Road proceeding through the rear gates.**

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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