



54 Church Lane
Darley Abbey
Derby
DE22 1EY

Offers Over
£425,000

- Gas central heating and double glazing
- No upward chain
- Porch, hallway and inner hallway with Minton style tiled flooring
- Spacious through-lounge/dining room with feature fireplace
- Fitted kitchen with conservatory off
- Two ground floor bedrooms one with en-suite shower room and separate bathroom
- Further bedroom to the first floor
- Beautiful well established rear garden
- Extensive driveway and garage
- VIEWING ESSENTIAL

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

A superb opportunity to acquire an attractive bay fronted chalet style bungalow occupying a prime residential location on Church Lane in Darley Abbey. The property is sold with the benefit of no upward chain.

Internally the property provides, porch, hallway, inner hallway, through lounge/dining room, fitted kitchen, conservatory, two bedrooms one with ensuite shower room and separate bathroom to the ground floor. There is a further bedroom to the first floor.

Outside, the property occupies a fine elevated position on Church Lane just a few doors down from the beautiful church set up behind screening hedging incorporating extensive Tarmacadam driveway providing off road parking for several vehicles with access to a detached garage. To the rear of the property is a beautiful well established garden.

LOCATION

The property's location in Darley Abbey gives fabulous access to the nearby church, Walter Evans primary school, The Old Vicarage private school, village shop, beautiful Darley Park and a vibrant scene around Darley Abbey Mills offering café, restaurants, wedding venue. There is easy access to Derby city centre is also readily available.

ACCOMMODATION

ON THE GROUND FLOOR

French doors with matching side lights providing access to:

PORCH

Panel stained glass entrance door with matching side lights providing access to:

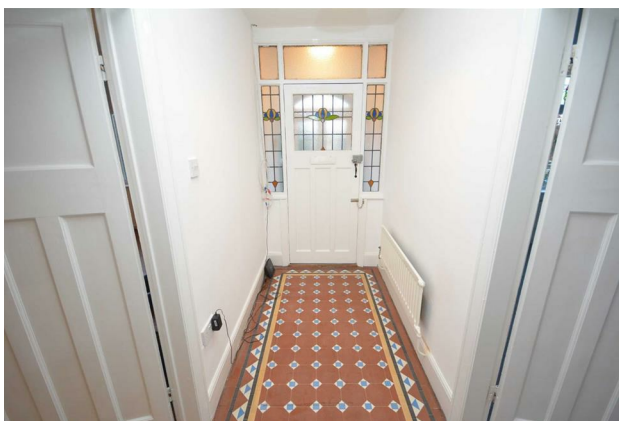
HALLWAY

Useful storage cupboard, radiator.

INNER HALLWAY

With understairs cupboard and staircase to first floor, panel door to:





THROUGH LOUNGE/DINING ROOM

7.98 x 4.19 (26'2" x 13'9")

A beautiful, light and airy room courtesy of the large upvc double glazed stained glass bow bay window to front offering views in the distance, two further leaded windows to side one double glazed and one with secondary double glazing, feature fireplace with open fire grate, three radiators, panel and glazed door to:

FITTED KITCHEN

4.88 x 2.58 (16'0" x 8'6")

Wood grain effect preparation surfaces, matching up-stands, inset stainless steel sink unit, fitted base cupboard and drawers, complementary wall mounted cupboards, free-standing gas cooker, washing machine (included in the sale), fridge freezer (available by separate negotiation), feature tiled flooring, upvc double glazed window and door to rear, radiator, upvc double glazed door to:

CONSERVATORY

3.11 x 2.56 (10'2" x 8'5")

Upvc double glazed construction with views over the beautiful rear garden and access via french doors, side elevation views over look Darley Abbey church.

BEDROOM ONE

3.72 x 3.65 (12'2" x 12'0")

Radiator, upvc double glazed stained glass window to front.



BEDROOM TWO

4.31 x 2.53 (14'2" x 8'4")

Radiator, upvc double glazed window to rear and panel door to:

EN-SUITE SHOWER ROOM

1.9 x 1.61 (6'3" x 5'3")

Comprising, low flush w.c., pedestal wash hand basin, shower cubicle, radiator.

BATHROOM

3.39 to 1.36 x 3.43 (11'1" to 4'6" x 11'3")

Partly tiled with a white suite comprising, low flush w.c., pedestal wash hand basin, panel bath, radiator.

ON THE FIRST FLOOR

BEDROOM THREE

5.65 x 3.94 (18'6" x 12'11")

Radiator, storage cupboard, feature balustrade, two sealed unit double glazed Velux windows to rear.

OUTSIDE & GARDENS

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The property occupies a fabulous location just a stone throw from beautiful Darley Abbey church on Church Lane on an elevated plot behind mixed hedging incorporating extensive driveway and providing ample off road parking to the side leading to:



GARAGE

Power, lighting.

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To the rear is a beautiful well established garden featuring shaped lawns, extremely well-stocked borders containing plants, shrubs and mature trees.

COUNCIL TAX BAND

Derby City - D.

DIRECTIONAL NOTE

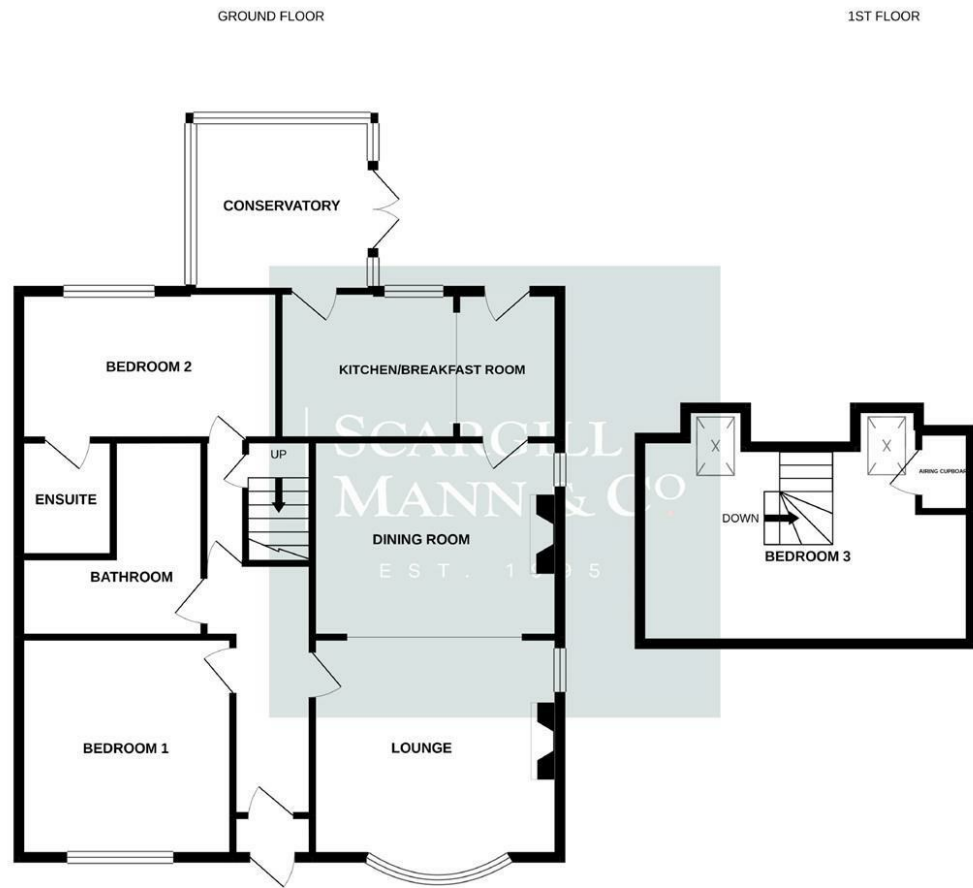
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From Derby proceed north heading along the A6 Duffield Road passing the Broadway Pub before turning left onto Mile Ash Lane which becomes Church Lane. Shortly after the church on the left hand side the property will be located as denoted by the 'for sale' board.

VIEWING

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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