

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 13 New Road Darley Abbey, Derby, DE22 1DR



**Beautifully presented and very charming cottage of style and character located in the heart of Darley Abbey village within a short stroll of Darley Park**

- Ecclesbourne School catchment • Character features • Three storey accommodation • Tastefully decorated throughout • Ideal for professional people • Gas central heating • Character multi-paned windows • Entrance hall • Lounge • Kitchen/dining room • Useful utility area • Three bedrooms • Bathroom with shower • Paved front garden with stone retaining wall • On street car parking • Sought after residential area
- Located in one of the few World Heritage Sites
- **VIEWING HIGHLY RECOMMENDED** •

**£895 Per calendar month**



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### **GENERAL INFORMATION**

A superb opportunity to acquire a three bedroom cottage of charm and character located in the centre of Darley Abbey village and close to the beautiful Darley Park.

The property is of period appearance and constructed of brick beneath a tiled roof with the front elevation having an attractive appearance revealed by matching character multi-paned windows.

The property stands back from the road in a slightly elevated and prominent position and offers accommodation over three storeys with character features.

An internal inspection will reveal gas central heating accommodation and in brief comprises, entrance hall, lounge, kitchen/dining room, useful utility area, first floor landing, bedroom two, bedroom three/study, bathroom with shower, second floor and master double bedroom.

To the front of the property there is a small paved garden with attractive stone wall and on-street car parking.

### **LOCATION**

Darley Abbey village is a convenient and sought after residential area situated approximately 1 mile north from Derby City centre and offers a general store, historic church, public houses (The Broadway and The Abbey) and a regular bus service operates along Duffield Road (A6).

The beautiful Darley Park which borders Darley Abbey village offers a café, fine dining at the restaurant, Darley's, cricket ground, children's play area, canoe club and very pleasant walks along the banks of the River Derwent. It also has a nature reserve known as Nutwood.

Allestree and Markeaton Parks both have golf courses and fishing lakes and are easily accessible from the property.

This property is within the catchment area for Ecclesbourne Secondary School situated in Duffield.

Other excellent educational facilities are close at hand to include primary schools (Walter Evans in Darley Abbey and St Mary's Catholic School) and secondary education at St Benedicts and Woodlands in Allestree. Private education is a short distance away at the Old Vicarage in Darley Abbey. Derby High School and Derby Grammar School for Boys are approximately 5 miles away in Littleover.

Excellent transport links are nearby with fast access on to the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Pride Park, Derby University, Royal Derby Hospital, Rolls-Royce and Toyota.

A further point of note is that Darley Abbey village is located in one of the few World Heritage Sites.

### **ACCOMMODATION**

#### **ON THE GROUND FLOOR**

#### **ENTRANCE HALL 7'7" x 4' (2.31m x 1.22m)**

UPVC double glazed entrance door with inset window, fitted shelving and tile flooring.

#### **USEFUL UTILITY AREA 3'8" x 3'5" (1.12m x 1.04m)**

Plumbing for automatic washing machine, tile flooring, power socket, light and latched door.

#### **LOUNGE 14'9" x 11'8" (4.50m x 3.56m)**

Chimney breast with fireplace incorporating electric fire, oak effect laminated flooring, two revealed beams to ceiling, radiator, cable and telephone points, fitted base cupboard, two multi-paned character windows with aspect to front with fitted blinds, understairs storage cupboard and stairs leading to first floor with attractive balustrade.



**WELL-APPOINTED KITCHEN DINING ROOM 15' x 9' (4.57m x 2.74m)**

Single stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching worktops, built in Zanussi four ring stainless steel gas hob with splashback, Hotpoint stainless steel extractor hood over and electric fan assistant oven, John Lewis stainless steel tall fridge/freezer and Beko slimline dishwasher, matching bespoke display cabinet with wine rack (all included in the sale at a successful sale price), matching oak effect laminated flooring, radiator, obscure window to side with quarry tile sill, multi-paned character window to front with fitted blind and additional built in storage cupboard/pantry with shelving.

**TO THE FIRST FLOOR**

**LANDING**

With smoke alarm, mirror and staircase leading to second floor.

**BEDROOM TWO 10'3" x 8'9" (3.12m x 2.67m)**

Two beams to ceiling, radiator, built in double storage cupboard housing the Worcester 28si combination boiler servicing the central heating system and providing domestic hot water, character multi-paned window with fitted blind and aspect to front and internal panel door.

**BEDROOM THREE/STUDY 9' x 7'11" (2.74m x 2.41m)**

Radiator, character multi-paned window with fitted blind with aspect to front and internal panel door with chrome fittings.

**BATHROOM 7'5" x 5'6" (2.26m x 1.68m)**

Bath with chrome shower over and screen door, fitted wash basin and storage cupboard under, wall mounted mirror medicine cabinet, low level w.c., attractive fully tiled walls and matching flooring, obscure window, extractor fan, heated towel rail/radiator and internal panel door.

**ON THE SECOND FLOOR**

**BEDROOM ONE 12' x 10'2" (3.66m x 3.10m)**

Oak effect flooring, radiator, two built in wardrobes, character

multi-paned window with fitted blind and aspect to front, telephone point, access to roof space and internal panel door.

**OUTSIDE & GARDENS**

The property stands in an elevated and prominent position set back from New Road, behind an attractive stone wall and a small paved garden with on-street car parking.

**DIRECTIONAL NOTE**

Leaving Derby City centre along Duffield Road (A6), enter Darley Abbey village by turning right onto Mile Ash Lane. Proceed down the hill passing the local shop on the right hand side. Take your right hand turning into Old Lane towards the bottom and at the bend in the road, take a sharp right into Darley Street (one way), passing the historic Abbey public house on the right hand side and follow the road around to the right into New Road. Number 13 will be located on the left hand side.

**SPECIFIC REQUIREMENTS**

The property is to be let furnished. No smokers. ONE PET ACCEPTED. Available now.

**PROPERTY RESERVATION FEE**

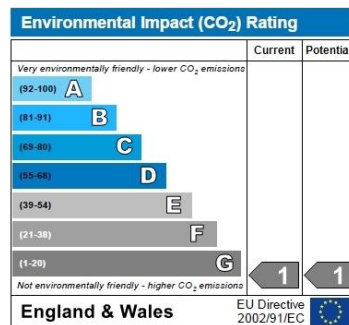
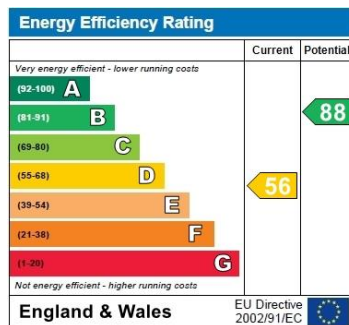
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

**DEPOSIT**

5 Weeks Rent.

**VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby office 01332 206620.



#### 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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