



---

7 Weirfield Road  
Darley Abbey  
Derby  
DE22 1DH

Price  
£479,995

---

- Ecclesbourne School Catchment
- Light and spacious extended family home
- Entrance hall and guest cloakroom
- Sitting room
- Well appointed dining kitchen
- Rear lobby with laundry room off
- Family/second sitting room
- Five bedrooms - master with walk-in wardrobe and en-suite
- Bathroom and separate shower room
- Tiered garden, driveway and garage

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

An opportunity to acquire this well presented extended five bedroom semi-detached property in this sought after location, which has the benefit of gas central heating and double glazing.

The accommodation briefly comprises, hall, sitting room, particularly well appointed dining room, kitchen, additional spacious family/second sitting room, laundry and guest cloakroom to first floor. The first floor landing leads to the principal bedroom with a walk-in wardrobe and luxury en-suite, two further double bedrooms and a well appointed family bathroom. The second floor landing has a useful study area leading to two further double bedrooms and well appointed shower room.

Outside, there is a block paved driveway providing ample off road parking leading to an integral single garage which is used by the current owner as a gym. To the rear of the property is a delightful tiered garden enjoying a high degree of privacy and a sunny aspect.

## LOCATION

Darley Abbey village offers a general store, church, reputable public houses (The Broadway & The Abbey) and a regular bus service to Derby City centre. The nearby Darley Park offers delightful scenery and riverside walks. Allestree Park with its fishing lake is situated just 1 mile away. The property is in the catchment for Ecclesbourne School and there are other reputable schools for primary and secondary close at hand with excellent transport links with fast access onto the A38, A50 and A52 and in turn leading to the motorway network and East Midlands International airport.

## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

Composite door with obscure glazed window, Amtico flooring, stairs leading to the first floor, radiator, useful under stairs storage cupboard and door leading to:

#### SITTING ROOM

4.43m x 3.94m (14'6" x 12'11")

Upvc double glazed window to front, radiator and feature solid wood flooring.





#### PARTICULARLY WELL APPOINTED DINING KITCHEN

5.89m x 3.77m (19'3" x 12'4")

Continuation of the quality Amtico flooring, ample dining space and a quality fitted kitchen with a range of base, drawer units and matching cupboard and drawer fronts, feature granite preparation surfaces, built in five ring quality gas hob with angular extractor hood having variable speed fan and lighting, integrated electric fan assisted double ovens, stainless steel sink unit and drainer with state of the art mixer tap, upvc double glazed window with pleasant views of the garden, sealed unit double glazed rooflight.

#### REAR LOBBY AREA

Leading to:

#### GUEST CLOAKROOM

Modern suite comprising, coupled w.c. and ceramic wash basin with mixer tap over, continuation of the Amtico flooring, radiator, complementary tiled splash-backs, recessed spotlights and extractor fan.

#### LAUNDRY ROOM

Continuation of the Amtico flooring, fitted work surface with inset stainless steel sink and drainer, space for automatic washing machine, further appliance space, wall mounted gas combination boiler servicing the central heating and hot water system, extractor fan and obscure upvc double glazed window to the rear elevation.

#### FAMILY/SECOND SITTING ROOM

6.29m x 3.74m to 2.73m (20'7" x 12'3" to 8'11")

Engineered wooden flooring, contemporary radiator, two sealed unit velux rooflights and upvc double glazed double doors providing access to the patio and rear garden.

#### ON THE FIRST FLOOR - SEMI-GALLERIED LANDING

Useful store cupboard and double radiator.



#### PRINCIPAL BEDROOM

5.50m x 3.76m (18'0" x 12'4")

Engineered wooden flooring, double radiator and upvc double glazed window with pleasant views to the front, door to:

#### DRESSING ROOM

Hanging rails, continuation of flooring, sealed unit double glazed velux roof light.

#### LUXURY EN-SUITE

Comprising quadrant cubicle with thermostatic chrome mixer shower, low flush w.c., vanity unit wash hand basin, ceramic tiling to walls and flooring, shaving point, ladder style radiator, sealed unit double glazed velux rooflight.

#### DOUBLE BEDROOM TWO

3.66m x 2.93m (12'0" x 9'7")

Radiator, upvc double glazed window with pleasant views to the rear.

#### DOUBLE BEDROOM THREE

3.56m x 3.50m (11'8" x 11'5")

Decorative period fireplace, radiator, upvc double glazed windows with pleasant views of the village.

#### FAMILY BATHROOM

Full modern suite in white comprising, shower cubicle, vanity unit wash hand basin, low flush w.c., feature double-ended bath with modern chrome mixer tap, ladder style radiator, ceramic tiling to the wall and flooring, automated lighting, extractor fan and sealed unit double glazed velux rooflight with in-built blind to the rear elevation.

#### ON THE SECOND FLOOR

#### LANDING/STUDY AREA

3.58m x 2.92m (11'8" x 9'6")

This area lends itself to a study/office area with sealed unit double glazed rooflight having pleasant views towards Darley Abbey Church. Two built in useful storage cupboards and door to:



#### DOUBLE BEDROOM FOUR

3.78m x 2.93m (12'4" x 9'7")

Double radiator, upvc double glazed window to the side and sealed unit double glazed velux rooflight with fitted blind.

#### DOUBLE BEDROOM FIVE

3.49m x 2.20m (11'5" x 7'2")

Upvc double glazed window with pleasant views of the village to the front, double radiator.

#### SHOWER ROOM

White suite comprising, vanity unit wash hand basin, low flush w.c., shower cubicle, ceramic tiling to walls and flooring, ladder style radiator, extractor fan, double glazed velux roof light with fitted blind to the rear.

#### OUTSIDE & GARDENS

To the rear of the property is a tiered garden with patio areas ideal for alfresco dining/entertaining.

The property is set back from the road behind a wall and lawn foregarden with adjacent sizeable block paved driveway providing ample off road parking for a number of vehicles leading to:

#### INTEGRAL GARAGE

5.25m x 3.84m (17'2" x 12'7")

Currently being used as a home gym, with power, lighting, metal up and over door and integral door to the entrance hall.

#### COUNCIL TAX BAND

Derby City - E.

#### DIRECTIONAL NOTE

The approach from Derby office is to proceed north out of town along the A6 Duffield Road, eventually turning right into Mile Ash Lane, drop down the hill, this becomes Abbey Lane, turn right into Old Lane and left into Weirfield Road where the property will be located on the left hand side as denoted by our 'for sale' board.

#### VIEWING

**ASHBOURNE**

8 Market Place  
Ashbourne  
Derbyshire  
DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

**BURTON UPON TRENT**

Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT

T: 01283 548194

E: burton@scargillmann.co.uk

**DERBY**

4 St James's Street  
Derby  
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

**MATLOCK**

3 Parkside  
Olde English Road, Off Dale Road  
Matlock  
DE4 3SX

T: 01629 584591

E: matlock@scargillmann.co.uk

**DERBY LETTINGS**

4 St James's Street  
Derby  
DE1 1RL

T: 01332 206620

E: lettings@scargillmann.co.uk



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.  
Made with Metropix 62022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	