



284 Duffield Road
Derby
DE22 1EP

£495,000

- Ecclesbourne School Catchment
- Close to Darley Abbey Village
- Lounge, Separate Dining room and Games/Study/fourth bedroom
- Fitted Kitchen
- Three good size bedrooms/Optional fourth bedroom
- Bathroom, Guest Cloakroom and Utility Store
- Gardens to three sides
- Drive
- Planning permission for a two story extension

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

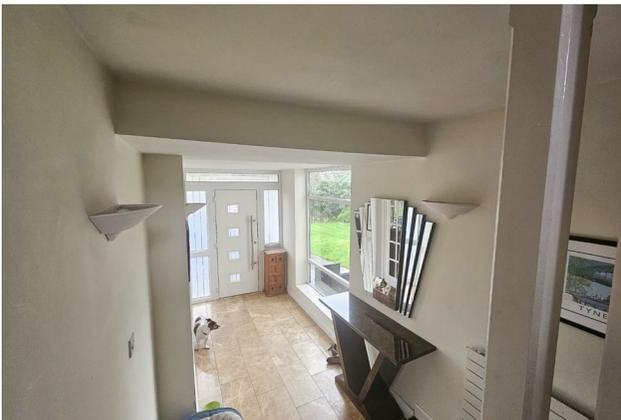
THE PROPERTY

Built in an Art Deco style, is this three-bedroom property. It is located in a residential tree-lined area, a short stroll from Darley Park and within the ECCLESBOURNE SCHOOL CATCHMENT AREA. The residence offers an interior in keeping with its Art Deco exterior with a good size entrance hallway, lounge with log burner, dining room with doors out into the garden, games room/study/Optional fourth bedroom, a fitted Kitchen in a bakelite style finish, utility store and guest cloakroom to the ground floor. On the first floor are three good-sized bedrooms, a bathroom, a separate WC, and a door that leads out onto a roof terrace.

Outside is a driveway and garden on three sides with a garden pod, which is ideal for entertaining.

LOCATION

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





This property is located within a short stroll of Darley Park, which offers delightful scenery and riverside walks. Allestree Park and Markeaton Park both having golf courses and fishing lakes are easily accessible from the property.

There are excellent educational facilities, including the primary schools Walter Evans in Darley Abbey and St Mary's Catholic School, noted as the UK's greenest Primary School, and secondary education at St Benedicts, and the noted Ecclesbourne School.

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

ACCOMMODATION

Entrance door with glazed side panels open up into:

HALLWAY

1.70m width x 7.99m (5'6" width x 26'2")
Has stairs off to first floor, tiled flooring with a step leading up to what would of been the original entrance door which has wood effect flooring, under stairs storage and doors leading off to:

THE LOUNGE

3.64m width x 4.11m (11'11" width x 13'5")
Has windows to the front and side aspect, log burner set on a tiled hearth, there is wood effect flooring, wall and ceiling light points and double doors leading through to the:

DINING ROOM

3.51m x 3.64m (11'6" x 11'11")
Has a window to the side aspect, further window to the rear aspect and door leading out onto the rear garden. There is a radiator and wall light points.

STUDY/GAMES ROOM/FOURTH BEDROOM

2.37m width x 5.23m (7'9" width x 17'1")
Has a window to the front aspect, a further window to the side aspect, radiator and recessed ceiling down lights.

KITCHEN

3.60m x 3.41m (11'9" x 11'2")
Is fitted with a range of base cupboards and matching wall mounted cabinets, drawers and full larder style unit, Quartz worktops are inset with a stainless steel sink and side drainer with mixer tap over, integrated appliances include a double oven, five ring gas hob with Neff extractor hood above, fridge and freezer which are full larder length, there is a door to the rear, windows looking out into the garden and a further doors opens through into the utility store.

UTILITY

1.26m x 1.42m (4'1" x 4'7")
Has tiled floor, recessed ceiling down lights and provision for washing machine, door leads to:

CLOAKROOM

0.85m x 1.25m (2'9" x 4'1")
Has wall mounted hand wash basin, W.C., and recessed ceiling down lights.

FIRST FLOOR



LANDING

Having window to the side aspect, built in storage cupboard, a door leading out onto a side terrace and further door opening through to:

BEDROOM ONE

4.27m x 3.67m (14'0" x 12'0")

Has window to the front aspect, further window to the side aspect, radiator, ceiling and wall light points.

BEDROOM TWO

3.67m to rear window x 3.67m (12'0" to rear window x 12'0")

Has window to the side aspect, further window to the rear aspect, radiator and ceiling light point.

BEDROOM THREE

2.65m x 4.65m max (8'8" x 15'3" max)

Has wood effect flooring, window to the rear aspect, radiator and wall light points.

FAMILY BATHROOM

1.89m width x 2m (6'2" width x 6'6")

Is fitted with a panelled bath with mixer taps and separate shower over with dual heads, vanity unit with hand wash basin with mixer tap over,

obscure window to the front aspect, recessed ceiling down lights and tiled surrounds.

SEPARATE W.C.

0.85m x 1.63m (2'9" x 5'4")

Has a window to the side aspect, fitted W.C., tiled flooring, radiator and wall light points.

OUTSIDE

The property sits back off Duffield Road behind mature hedging offering a good degree of privacy. There is a Tarmac driveway providing parking for several vehicles. The area is laid to lawn with a summer house, patio area and a side garden that leads through to the rear of the property which is fully enclosed and laid with artificial lawn and gravel borders.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONDITION 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.

CONSTRUCTION

Standard Brick Construction with render and flat roof

COUNCIL TAX BAND

Derby City - Band E

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>



FLOOD DEFENSE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

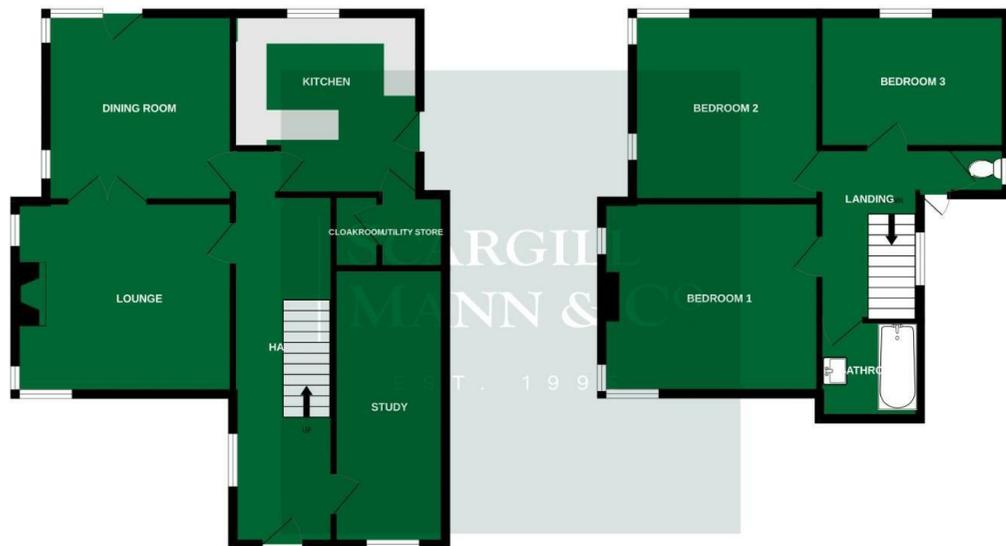
Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A

AGENTS NOTES

There is planning permission for a two story extension to create an additional reception room, additional en-suite bedroom and extend the lounge and create a balcony. Application reference 21/00666/FUL

GROUND FLOOR

1ST FLOOR



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	79
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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