

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 8 Folly Road Darley Abbey, Derby, DE22 1ED



### **Beautiful three bedroom bay fronted semi-detached residence occupying a fabulous plot in Darley Abbey Village backing on to the River Derwent**

- Superb opportunity for extension/loft conversion (subject to planning) • Bay fronted semi-detached residence requiring modernisation and updating • Extensive driveway and detached garage • Beautifully kept rear garden with fishing and mooring rights over River Derwent • No Upward Chain • Porch and hallway • Sitting room and separate dining room • Breakfast kitchen • Garden room/occasional bedroom with wet room off • Three bedrooms and shower room to first floor
- **MUST SEE PROPERTY** •

**Offers over £425,000 - No Upward Chain**



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## GENERAL INFORMATION

This is a rare and exciting opportunity to acquire a beautiful bay fronted semi-detached residence on the highly sought after Folly Road in Darley Abbey Village. The property is sold with the benefit of no upward chain and as with other properties on the road offers excellent potential for a large extension/loft conversion to create a larger family home (subject to necessary planning consents).

Currently the property is double glazed and gas centrally heated with porch, hallway, sitting room to front with bay window, dining room, breakfast kitchen, garden room/occasional bedroom with wet room off. The first floor semi-galleried landing gives access to three bedrooms and a shower room.

A true feature of this sale is the impressive plot on which the property stands, set back behind an extensive driveway runs down the side of the property and leads to a detached single garage. The rear garden is a beautiful addition to the sale measuring approximately 260 feet long and is extremely well-kept and maintained over the years and would ideally suit a family. The garden backs directly onto the River Derwent and benefits from fishing and mooring rights.

## LOCATION

The property's located at the heart of Darley Abbey Village which is extremely sought after due to a thriving community and excellent selection of restaurants/bars/café in the Darley Mills area of the village. There are some beautiful walks through Darley Park and around the River Derwent. The village also offers a highly regarded primary school, church, village shop and bus service. Derby city centre is within walking distance.

## DISCLAIMER NOTICE

To comply with the Estate Agents' Act 1979, we would like to inform all perspective purchasers that the vendor of this property is an employee of Scargill Mann & Co.

## ACCOMMODATION

## ON THE GROUND FLOOR

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

### **PORCH**

With oak effect laminate flooring, multi-pane door to:

### **HALLWAY 2.67m x 1.84m (8'9" x 6'0")**

Radiator, original oak flooring, useful understairs storage cupboard, staircase to first floor and glazed door to:

### **SITTING ROOM 4.58m into bay x 3.66m into recess (15'0" into bay x 12'0" into recess)**

Upvc double glazed bow bay window to front, chimney breast with fitted gas fire, hearth and wooden surround, radiator, TV supply, decorative coving.

### **LOUNGE 3.95m x 3.65m into recess (13'0" x 12'0" into recess)**

Chimney breast with feature extended brick surround incorporating TV plinth, space for electric fire, radiator, decorative coving, TV point, upvc double glazed sliding door to:

### **IMPRESSIVE SUN/GARDEN ROOM 5.15m x 2.83m plus 2.51m x 1.33m (16'11" x 9'3" plus 8'3" x 4'4")**

A beautiful addition to the internal living accommodation exposing the stunning garden which backs onto the River Derwent, a truly delightful room to enjoy views over the garden and mature trees beyond. Please note this room also lends itself to form an annex bedroom for an dependent relative due to the benefit of wet room off. With two radiators and access to the garden via upvc double glazed french doors and glazed doors leading to the breakfast kitchen.

### **WET ROOM**

Partly tiled suite comprising, low flush w.c., wash hand basin, large enclosure area with integrated shower, wall mounted heated, upvc double glazed window to side.

### **BREAKFAST KITCHEN 5.21m x 2.59m (17'1" x 8'6")**

Extensive range of roll edge preparation surfaces with matching



up-stands, inset stainless steel sink unit, fitted base cupboard and drawers, complementary wall mounted cupboards, inset four plate gas hob and integrated electric double oven and grill, space suitable for a large fridge freezer, separate freezer and washing machine, radiator, upvc double glazed window to side.

#### ON THE FIRST FLOOR

##### SEMI-GALLERIED LANDING

Cast iron and timber balustrade, access to boarded loft space with pull-down ladder and velux window, door to:

##### BEDROOM ONE 4.63m into bay x 3.69m into recess (15'2" into bay x 12'1" into recess)

Upvc double glazed bow bay window to front, chimney breast, radiator.

##### BEDROOM TWO 3.89m x 3.365m into recess (12'9" x 11'1" into recess)

Chimney breast, radiator, upvc double glazed window to rear with stunning views over the beautiful garden and woodland beyond.

##### BEDROOM THREE 2.84m x 2.58m (9'4" x 8'6")

Radiator, built in wardrobe with hanging rail and shelving, upvc double glazed window to rear again with fabulous view.

##### SHOWER ROOM 2.27m x 1.71m (7'5" x 5'7")

Partly tiled with a suite comprising low flush w.c., pedestal wash hand basin, shower cubicle with integrated shower, chrome towel rail/radiator, extractor fan, upvc double glazed window to side.

#### OUTSIDE & GARDENS

Without a doubt the true feature of this sale is this property's stunning location with extensive beautifully maintained garden backing onto the River Derwent. The property is set back from Folly Road behind a small but neat foregarden with privet hedging, well stocked herbaceous border, driveway providing ample off road parking and also suitable for a motor home/caravan, this in turn runs down the side of the property and gives access to the:

#### **DETACHED BRICK BUILT GARAGE 5.76m x 2.97m (18'11" x 9'9")**

With pitch roof, power, lighting, twin panel doors to front and windows to rear.

#### **BEAUTIFUL TIMBER FRAMED SUMMERHOUSE**

Offering delightful views down the garden.

To the rear of the sun/garden room is a raised patio/seating area overlooking well-stocked herbaceous borders, beautifully kept lawn with further flowerbeds and well established borders drawing one's eye to the foot of the garden where the delightful back-drop of mature trees. The rear garden measures approximately 260 feet long. To the bottom of the garden is a lower level with direct access on to the River Derwent including fishing and mooring rights. The gardens to this beautiful home must be seen to be fully appreciated.

#### **COUNCIL TAX BAND**

Derby City - D.

#### **DIRECTIONAL NOTES**

From Derby proceed out of town heading north along the A6 Duffield Road shortly after the Broadway Public House turn right into Mileash Lane dropping down into Darley Abbey Village then right again into Old Lane, bear left at the bottom of Old Lane proceeding over the bridge (river Derwent) through Darley Abbey Mills, which becomes Haslams Lane and then turn right onto Folly Road and the property will be located on the right hand side as denoted by our 'for sale' board.

#### **VIEWING**

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



Ground Floor

First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Assessments First



**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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