

# Mileash Lane

Darley Abbey, Derby, DE22 1DD



Stylish detached four bedroom property, enjoying an elevated position within favoured village location - Ecclesbourne School Catchment.

Offers Over £460,000



John German 

Occupying an idyllic locality within the highly favoured village of Darley Abbey this imposing four bedroom detached residence with the benefit of gas central heating and double glazing. There is a carefully considered landscaped low maintenance garden to the rear with flagstone patios, rockeries and greenhouse. To the front is an ornate garden with elegant steps leading to the front door, a lower level garage with ample off road parking.

A recommended internal inspection will reveal well maintained and presented accommodation extending to a good sized reception hallway, large lounge with feature Adam style fireplace, superbly appointed fully fitted and integrated breakfast kitchen with French doors leading to a delightful landscaped garden. There is a ground floor study which could potentially be used as a bedroom, guest bedroom to the ground floor with fully fitted furniture and adjacent well equipped modern shower room. To the first floor off a passage landing access is gained to the master bedroom with fitted wardrobes and an en-suite shower room, there are two additional bedrooms.

Location - Darley Abbey is a very popular part of Derby, enjoying the benefits of many historical buildings, superb facilities at the former mills including fashionable restaurants, bars, gymnasiums and employment opportunities, swift access to Derby city centre and is within the renowned Ecclesbourne School Catchment area.

**Accommodation - On The Ground Floor -**

Entrance Hall - Stairs to the first floor, radiator with decorative cover and coving to ceiling, laminate flooring.

Lounge - 4.75m x 4.33m (15'7" x 14'2") - Attractive brick feature fireplace with gas fire and brick hearth, adjacent TV plinth, built in China display cupboards, radiator, decorative coving to ceiling.

Guest Bedroom Two - 3.4m x 2.95m (11'1" x 9'8") - Double radiator, built in wardrobes and matching chest of drawers, built in recessed wardrobe and matching bedside cabinets.

Recently Refurbished Shower Room - Comprising, double enclosure with power shower over, tiled surrounds, built in w.c. twin bowl vanity wash hand basins, half-tiling to main walls, tiled flooring, extractor fan, decorative spotlighting and coving to ceiling, radiator.

Study/Potential Bedroom - 3.54m x 3m (11'7" x 9'10") - Laminate flooring, decorating coving, radiator.

Well Appointed Fully Fitted Breakfast Kitchen - 6.25m x 6m (20'6" x 19'8") - Inset sink unit, base cupboard under, range of quality base units and drawers with work surfaces over, up-stand, integrated dishwasher and separate fridge and freezer, inset five ring gas hob, built in gas oven and grill, tall food storage cupboards, tiled flooring, French door providing access to rear garden, door to the front, radiator.

**On The First Floor - Passage Landing -**

Master Bedroom - 3.64m x 2.97m (11'11" x 9'8") - Built in wardrobes, storage cupboards over, radiator.

En-Suite Shower Room - Half tiled surrounds, low level w.c., pedestal wash hand basin, shower cubicle.

Bedroom Three - 3.27m x 2.1m (10'8" x 6'10") - Radiator, built in wardrobe, base storage cupboards and drawers.

Bedroom Four - 2.76m x 2.38m (9'0" x 7'9") - Radiator.

Outside & Gardens - There is a landscaped garden featuring patio, ornamental beds, borders and rockery.

Greenhouse - Included in the sale with lower level storage.

To the front is a superb landscaped ornamental garden with elegant steps leading to the front door, lower level driveway offering off road parking leading to:

Single Garage - 6.59m x 3.55m (21'7" x 11'7") - Roller shutter up and over door, power lighting.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/25723

**Local Authority/Tax Band:** Derby City Council / Tax Band F







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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