

# Brick Row

Darley Abbey, Derby, DE22 1DQ



Chocolate box cottage full of character. Well laid out accommodation over three floors with plenty of natural light and a log burner to cosy up in front of on those cooler evenings and a charming rear courtyard garden for the summer. Recently refitted with a stunning dining kitchen with integrated appliances.

£315,000



John German



Beautifully maintained and presented with gas central heating comprising in brief, lounge, dining kitchen, two first floor bedrooms and family bathroom and a third double bedroom on the second floor. Courtyard garden to the rear and brick outhouse/laundry.

Located in the centre of the village halfway down the hill and within easy walking distance of Darley Park. Darley Abbey village offers a lovely local shop, historic St Matthew's Church and a regular bus service to Derby City Centre and Belper. Darley Abbey Mills, a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills. Educational facilities close to hand include the reputable village primary school (Walter Evans) and it is in the noted Ecclesbourne School catchment area located in Duffield. Private education is also available in the village at The Old Vicarage. Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce and Derby Railway Station.

To describe the property in more detail we'll start at the front where there is an absolutely gorgeous sitting room with a brick and stone fireplace with a raised log burner, wood store beneath and rustic wooden mantle, a Georgian style sash window overlooks the front elevation with the addition of wooden shutters, beamed ceiling, real wood flooring running through into the kitchen, stairs rise to the first floor with a built in understairs storage cupboard, glazed door into the kitchen and composite front entrance door. To the rear is a stunning fully refitted dining kitchen fitted with a range of base and eye level units with colour changing under unit lighting, wood effect work surfaces, inset ceramic sink unit with tiled splashbacks built-in oven with an induction hob and a rustic chimney effect extractor hood over, integrated dishwasher and fridge, beamed ceiling, dining area, period style radiator, sash windows to the rear and a composite stable door entrance door to the rear.

On the first floor, stairs lead to a landing with fitted carpet, oak and chrome balustrade with a second flight of stairs rising to the second floor, central heating radiator with radiator cover, doors lead off to bedrooms two and three and the family bathroom. Bedroom two is a lovely light and bright double bedroom with a sash window to the front and fitted shutters, neutral fitted carpet, beamed ceiling and radiator. Bedroom three features an exposed chimney breast with a fireplace with stone mantle, sash window to the rear, fitted carpet and radiator. The family bathroom is fitted with a three piece suite comprising panelled bath with shower over and glass screen, low flush WC and pedestal wash basin, tongue and groove panelling, ceramic tiling over the bath, chrome heated towel rail and tiled floor.

On the second floor, stairs lead to a small landing with a door opening into the master bedroom which has a sash window with roof top views to the front, fitted shutters, fitted carpet, radiator and a built in over stairs wardrobe/storage cupboard.

Outside to the rear of the property is a pretty but small gravelled courtyard garden with space for outdoor seating and a generous brick built outhouse providing excellent storage and with power and plumbing for a washing machine and freezer. There is shared access to along the rear of the row with a gate leading out onto the road.

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

**Property construction:** Standard. **Parking:** On road.

**Electricity supply:** Mains. **Water supply:** Mains

**Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre-See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/06062024









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