

A two-story red brick house with a steep gabled roof. The front features a green garage door on the left and a central entrance with a small porch. A large window is on the upper floor, and a smaller window is on the ground floor to the right of the entrance. The house is surrounded by lush greenery, including a large tree on the left and various shrubs and plants in the foreground. The sky is blue with scattered white clouds.

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Mileash Lane  
Darley Abbey, Derby  
Offers in the region of: £535,000



# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**ECCLESBOURNE SCHOOL CATCHMENT AREA** – This beautifully presented four bedroom detached residence offers spacious and stylish living accommodation in one of Derby's most desirable areas. This individual detached family home occupies this highly sought after position in the heart of Darley Abbey Village, just a short walk from the beautiful Darley Park, Darley Mills and the River Derwent.

The property features an inviting entrance hallway with Amtico flooring, downstairs wc, study, beautifully appointed dining kitchen and spacious living dining room with double french doors giving access to the delightful south facing rear garden. Upstairs, the first-floor landing leads to four well proportioned bedrooms and contemporary bathroom. There is also a stunning primary bedroom suite with bespoke fitted furniture by Creative Interiors contemporary en-suite shower room.

Outside, to the front, a block-paved driveway provides ample off-road parking for at least four vehicles and gives access to an integral single garage. A standout feature of this home is the generous and beautifully landscaped, south-facing rear garden.





## The Detail

This beautifully presented individual detached residence occupies this premier position within the highly sought-after Darley Abbey village, perfectly located in the village conservation area, just a short walk from the beautiful Darley Park. This property was constructed in 1994, with quality standard of build and specification and has been impeccably maintained and improved by the current vendor.

Upon entering into the entrance hallway featuring quality Amtico flooring, decorative coving, and a staircase rising to the first floor. The hallway provides access to a ground floor wc, study, dining kitchen and spacious lounge dining room at the rear.

The spacious lounge dining room is a true highlight, complete with a feature fireplace and living flame gas fire, two sets of French doors open onto delightful south-facing rear garden, seamlessly blending indoor and outdoor living. Additional features include decorative coving, bespoke stained glass panelled doors, and useful understairs storage. The dedicated study offers a peaceful work-from-home space, with bespoke fitted shelving and views to the side.

The beautifully appointed kitchen/dining room is beautifully appointed with an extensive range of light oak effect units, quartz worktops, stylish tiled surrounds and quality integrated appliances with stylish porcelain tiled floor with a window to the front and door access to the side leading the side pathway.

A semi-galleried landing offering excellent natural light with side views towards woodland. The landing provides access to four well proportioned bedrooms and contemporary bathroom. The spacious primary bedroom has been beautifully appointed with fitted furniture by Creative Interiors and pleasant views over Mileash Lane, complemented by a stylish Creative Interiors designed en-suite shower room with contemporary fittings.

The property offers a block-paved driveway and single integral garage, with a characterful storm porch and gated access to the rear. The south-facing garden is beautifully landscaped with a lower-level patio perfect for outdoor dining. Steps lead to a raised lawn surrounded by planting beds, with an upper tier offering further seating, ornamental railings. The garden is enclosed with a mix of beautiful stone walls and timber fencing.







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## The Location

Darley Abbey Village offers a unique blend of historic charm and modern convenience. The property is within walking distance of Darley Park and Darley Abbey Mills, a World Heritage site offering fine dining, a wine bar, and gym facilities. The village benefits from a local shop, St Matthew's Church, and a regular bus service to Derby city centre and Belper.

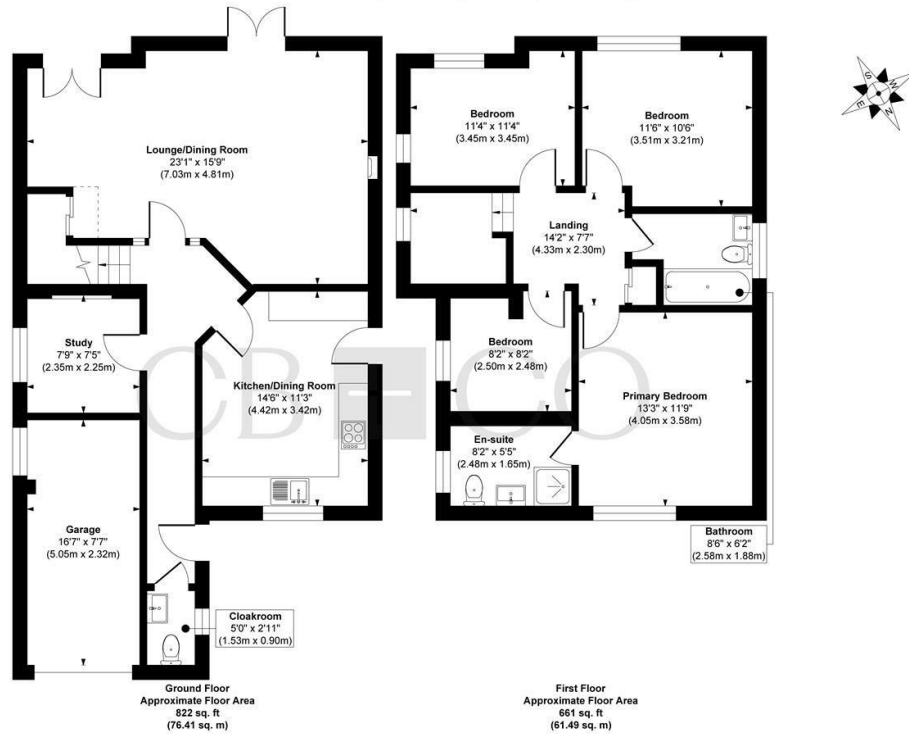
Dining options include Lorentes, known for its authentic Spanish tapas, and Darley Wines, a boutique wine shop offering a curated selection of fine wines. The newly opened Lamp House has quickly gained a reputation for its excellent coffee and homemade cakes. The property lies within the catchment for the highly regarded Ecclesbourne School in Duffield and is also close to The Old Vicarage private school.







## Mileash Lane, Darley Abbey Village, Derby



**Approx. Gross Internal Floor Area 1483 sq. ft / 137.90 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Superb Individual Detached Four Bedroom Family Home
- Ecclesbourne School & Walter Evans School Catchment Area
- Delightful Position in the Heart of Darley Abbey Village
- Entrance Hallway, WC, Study & Spacious Living Dining Room
- Quality Dining Kitchen with Integrated Appliances
- Four Well Proportioned Bedrooms & Contemporary Bathroom
- Superb Primary Bedroom Suite with Creative Interiors En-Suite & Wardrobes
- Block Paved Driveway for Four Cars & Single Integral Garage
- Delightful Landscaped South Facing Rear Garden
- Close to the Beautiful Darley Park, Darley Mills & River Derwent

### Size

Approx 1483.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

F

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Let's *Talk*

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