

CURRAN
BIRDS
+ CO

Church Lane
Darley Abbey, Derby
£285,000



CURRAN BIRDS + CO

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



EXCITING POTENTIAL & GENEROUS GARDEN – A well proportioned two bedroom semi-detached bungalow, set within this highly desirable location on Church Lane and having a generous rear garden and beautiful elevated far reaching views. This property also has the benefit of a rear access driveway with detached garage. This property offers exciting potential for extension (subject to necessary planning consent being obtained)

This property offers an opportunity for cosmetic improvement a well proportioned layout with entrance hallway, lounge, conservatory, fitted dining kitchen with lean to store/side hallway. There is a most spacious primary bedroom, bedroom two and bathroom.

Outside, this property has a most generous plot and stands set back from Church Lane with a driveway and front garden. There is a large mature enclosed rear garden with patio offering delightful far reaching views, generous lawn and a rear access driveway with detached garage.





The Detail

Set back from the road along the ever-popular Church Lane, this semi-detached bungalow presents a rare opportunity for buyers seeking a home with potential in one of Darley Abbey's most desirable locations.

The property is accessed via a side entrance into an L-shaped hallway, which provides loft access and leads to all principal rooms.

The lounge is a comfortable space featuring a stone fireplace with green slate hearth and a pebble-effect electric fire, alongside sliding doors opening into a bright conservatory. The conservatory offers panoramic views over the rear garden and surrounding countryside, making it an ideal place to unwind in all seasons.

The kitchen is fitted with traditional-style units, wood-effect worktops and a ceramic tiled splashback. It includes a stainless steel sink, integrated double oven and gas hob, with views out to the rear garden through side and rear windows.

There are two bedrooms, both positioned at the front of the property. The primary bedroom is a particularly spacious room and has a bay window overlooking the front garden. The bathroom is fitted with a standard suite, fully tiled walls, central heating radiator and an obscure glazed window.

Outside, the property enjoys a generous rear garden, offering excellent scope for landscaping or extension (subject to planning consent). The garden has a paved patio at the top of the garden offering outstanding far reaching views and generous rear garden with well stocked borders, timber framed shed and pathway leading to a rear access driveway and detached garage. This rear access driveway is accessed off Spinney Close.







CURRAN BIRDS + CO

The Location

Church Lane sits at the heart of Darley Abbey Village, a sought-after location known for its charming character and strong sense of community. The village itself offers a well-stocked local shop, the historic St Matthew's Church, and a regular bus service connecting to both Derby City Centre and Belper.

A short stroll away is Darley Abbey Mills – a World Heritage Site set along the banks of the River Derwent with its picturesque weir. The Mills are home to a range of amenities including The Darley's restaurant, Llorentes Tapas, and the Darley Abbey Wine Bar, as well as gym and fitness facilities and a popular wedding venue.

Families are well-catered for with the highly regarded Walter Evans Primary School in the village, and the property also falls within the catchment for Ecclesbourne School in nearby Duffield. Independent education is available at The Old Vicarage.

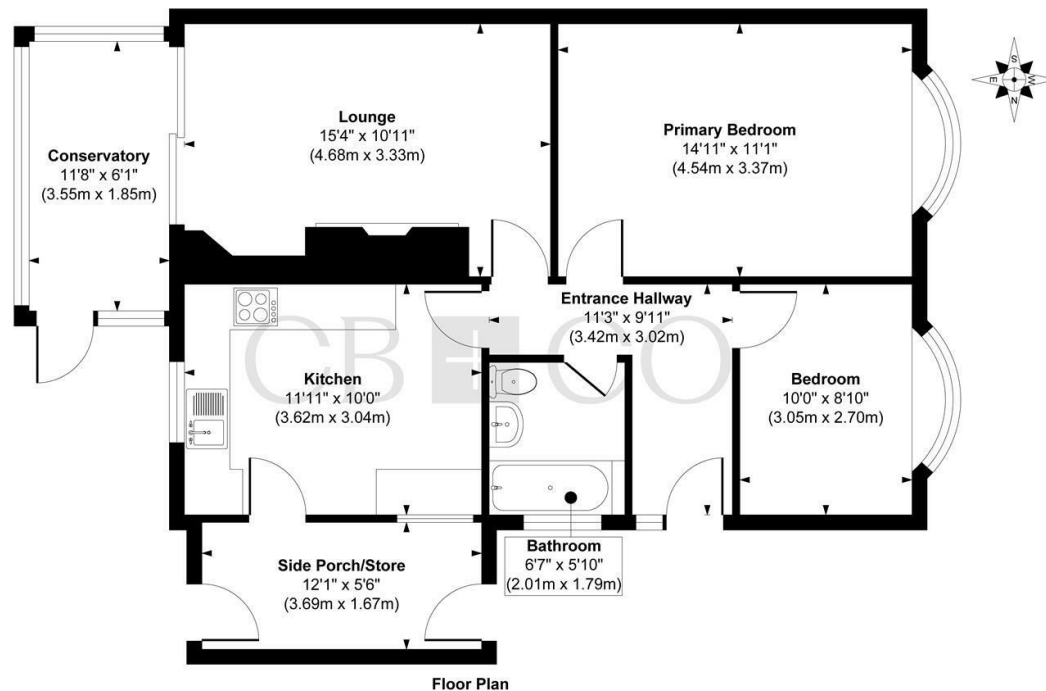
Commuters will appreciate the area's excellent transport links, with quick access to the A6, A38, A50, and A52, leading to the M1. The location is also convenient for key local employers including Rolls-Royce, the Royal Derby Hospital, the University of Derby and Derby Railway Station.







Church Lane, Darley Abbey, Derby



Floor Plan
Approx. Gross Internal Floor Area 830 sq. ft / 77.08 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

The Particulars

- Well Proportioned Two Bedroom Semi-Detached Bungalow
- Requires Cosmetic Updating & Re-Modelling
- Exciting Potential for Extension (Subject to Planning Consent)
- Ecclesbourne School & Walter Evans Catchment Area
- Entrance Hallway, Lounge & Conservatory
- Dining Kitchen & Lean to Hallway/Store
- Two Bedrooms & Bathroom
- Front Garden & Driveway - Rear Access Driveway & Detached Garage
- Located in the Heart of Darley Abbey Village close to Darley Park
- No Chain Involved

Size

Approx 830.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved