

CURRAN BIRDS + CO

Raikeswood, Duffield Road

Darley Abbey, Derby

£950,000

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



STUNNING EXTENDED HOME WITH PRIVATE PLOT - A most attractive, extended five-bedroom detached home of style and character, set within a generous and highly private mature plot of just under half an acre in this premier location on the edge of Darley Abbey village.

This charming 1940s home has been sympathetically extended to provide approximately 2,300 sq ft of beautifully appointed accommodation. It has been comprehensively upgraded throughout and offers spacious, well-balanced living, comprising a reception hallway, downstairs WC, elegant sitting room, spacious conservatory, and a superb contemporary open-plan dining kitchen, along with a separate utility room.

Upstairs, the first-floor landing leads to five bedrooms and a contemporary family bathroom. The impressive principal bedroom suite features a large balcony overlooking the rear garden, walk-in wardrobes, and a stylish en suite shower room. The second generous double bedroom also benefits from built-in wardrobes and its own en suite shower room.

Externally, the property is set well back from Duffield Road, screened for privacy, and occupies a wide, well-proportioned plot. It offers an extensive driveway, a single integral garage, a large detached single garage, and a brick-built workshop. The rear garden is particularly private and enclosed, featuring an expansive lawn, paved patio, and timber-decked seating areas.







The Detail

The property is approached via traditional double-opening timber doors, leading into an inviting entrance porch and then into a beautiful reception hallway, where oak herringbone flooring and contemporary finishes immediately set the tone. From here, the hallway provides access to a downstairs WC, cloakroom, study and a stunning sitting room.

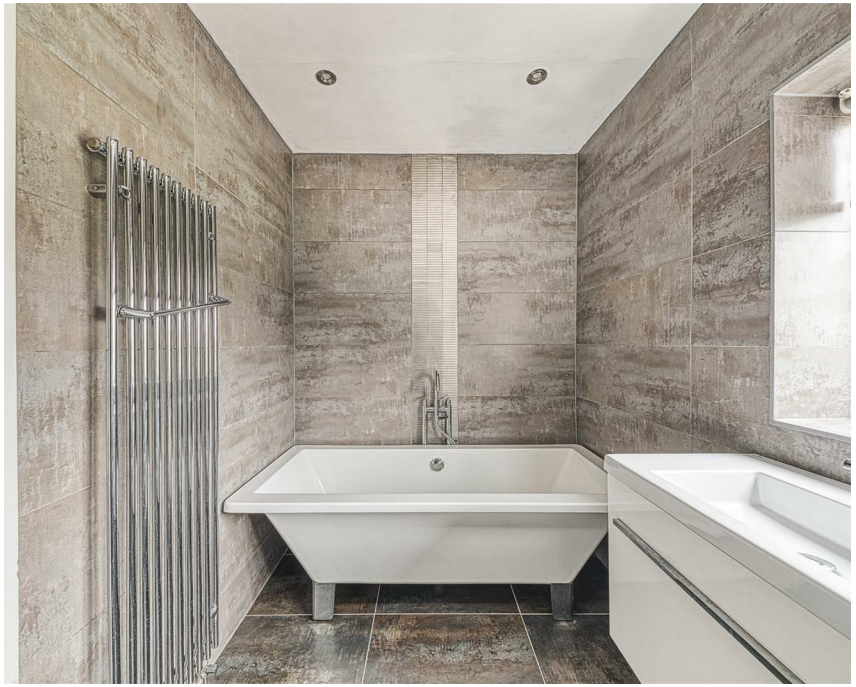
Double-opening glazed panel doors lead into the impressive sitting room, which features a charming log burner, decorative stained-glass detailing, a large window, and a bright bay window overlooking the rear garden.

The property also boasts a superb open-plan dining kitchen, thoughtfully designed with contemporary handleless cabinetry, quartz worktops and high-specification integrated appliances. A central breakfast bar enhances the space, while glazed doors from the dining area extend into a large conservatory with a vaulted glass roof, creating seamless indoor–outdoor living and providing direct access to the garden's entertaining areas. There is also a well-proportioned utility room and a pantry.

Upstairs, the sense of space continues with a generously sized landing leading to five bedrooms. The luxurious primary suite is a standout feature, complete with a private balcony overlooking the garden, a walk-in wardrobe and a contemporary en suite with a wet-room-style shower. The remaining bedrooms are all well proportioned, with one benefiting from its own en suite, while a stylish family bathroom completes the first-floor accommodation.

Externally, the property occupies a generous and private plot, well screened from Duffield Road. It is set well back from the road and offers an extensive driveway providing off-road parking for multiple vehicles. There is a good-sized detached brick-built garage with a remote-controlled door, as well as a further single integral garage. Gated side access leads to a garage-sized workshop, offering excellent additional storage. The rear garden is particularly private and has been designed for both relaxation and entertaining, featuring a decked seating area, patio and a well-maintained lawn bordered by mature planting.







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The Location

The property is situated in this premier location on Duffield Road, located close to Derby City Centre and Darley Abbey village. Just a short walk away are the beautiful Darley Park and Markeaton Park.

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.

Darley Abbey Village offers a lovely local shop, historic St Matthew's Church and a regular bus service to Derby City Centre and Belper. There is also a Doctors surgery on Kedleston Road and shops including a post office and Sainsburys convenience store.

Educational facilities close to hand, there are a number of infant, primary and secondary schools close by. Private education is also available in the village at The Old Vicarage.

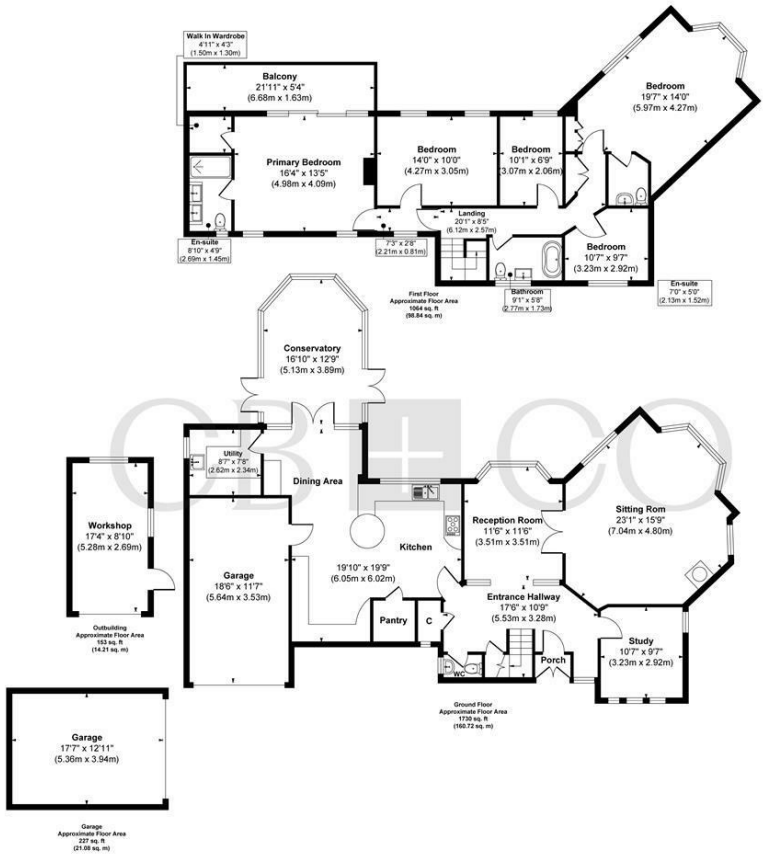
Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Pride Park, the University of Derby, Royal Derby Hospital, Rolls-Royce and Derby Railway Station.







Raikeswood, Duffield Road, Darley Abbey, Derby



Approx. Gross Internal Floor Area 3174 sq. ft / 294.85 sq. m (Including Garage/Outbuildng)

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

Produced by Elements Property

The *Particulars*

- Most Spacious Extended Five Bedroom Detached Home of Style & Character
- Beautifully Presented & Comprehensively Upgraded
- Around 3000 Square Feet of Floor Area with Two Garages & Workshop
- Solar Panels, Double Glazing & Gas Central Heating
- Porch, Reception Hallway, WC, Spacious Sitting Room & Conservatory
- Spacious Living Dining Kitchen with Utility Room
- Five Bedrooms, Contemporary Bathroom & Two En-Suites
- Extensive Driveway with Large Detached Single Garage & Single Integral Garage
- Private Mature Plot of Just Under Half an Acre with Beautiful Landscaped Gardens
- Close to Darley Abbey Village & The Beautiful Darley Park

Size

Approx 3174.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

G

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Let's *Talk*

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