



CURRAN BIRDS + CO

Hill Square
Darley Abbey Village, Derby
£150,000



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CHARACTER COTTAGE WITH EXCITING POTENTIAL - A delightful one double bedroom end terraced cottage located in the heart of the Darley Abbey Village conservation area, just a short walk away from the stunning Darley Park and Darley Abbey Mills. This property would be ideally suited to the first time buyer, person looking to downsize or a holiday let or Airbnb investor.

This character cottage retains a wealth of character and charm and offers exciting potential for improvement and modernisation. The property offers a spacious ground floor layout with sitting room with open plan staircase to the first floor double bedroom. The sitting room provides access to a dining area leading onto the kitchen and ground floor bathroom. The property also benefits from a paved private courtyard with planting beds accessed by patio doors off the dining area.

Outside, the property is situated in a delightful courtyard of properties. The outside space to the houses is a shared and privately owned communal square which is shared by the residents together with an area of off road parking with limited availability which is intended for the residents of Hill Square.





The Detail

This delightful character end terraced cottage occupies a delightful position in the heart of the village in Hill Square a shared courtyard of beautiful character properties, located on the edge of Darley Park and the River Derwent.

This period home retains a wealth of character and charm and offers exciting potential for improvement. The property would be ideally suited to a first time buyer, person looking to downsize or investor with the property offering excellent holiday let or Air BnB potential.

This property offers a deceptively spacious ground floor layout. The property is accessed through a traditional wood-panelled door, which opens into the sitting room with open-plan staircase. This room offers characterful beams, recessed fireplace and a glass panelled window overlooking the private courtyard garden and with open plan access to the dining area with sliding aluminium patio doors leading to the walled courtyard garden, as well as a wood-panelled doorway leading into the kitchen. The kitchen is fitted with a range of panelled units, stainless steel electric oven, gas four-ring hob, wood block effect laminated work surfaces. There is also a wall mounted Worcester combination boiler providing gas central heating. The ground-floor bathroom is accessed off the kitchen and is fitted with a three-piece suite, with a low-level wc, pedestal wash basin and a paneled bath with a wall-mounted shower.

Upstairs, the spacious bedroom has a panelled window overlooking the private courtyard and the bedroom has useful storage cupboard over the stairwell. There is also a loft access above the bedroom with access to a generous loft space with exposed beams, a circular feature window and central heating radiator.

Outside, the small private paved courtyard garden has raised planting beds adds a delightful compact outdoor space. There is also a small timber framed storage shed.

This property is situated in a delightful courtyard of properties on Hill Square. The outside space to the houses is shared and privately owned communal square which is shared by the residents together with an area of off road parking with limited availability but is intended for the residents of Hill Square.





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The Location

Darley Abbey Village offers a delightful position on the edge of the beautiful Darley Park and the banks of the River Derwent and the village is well positioned just off the A6 offering easy access to with regular bus services to Derby City Centre, Belper and Matlock.

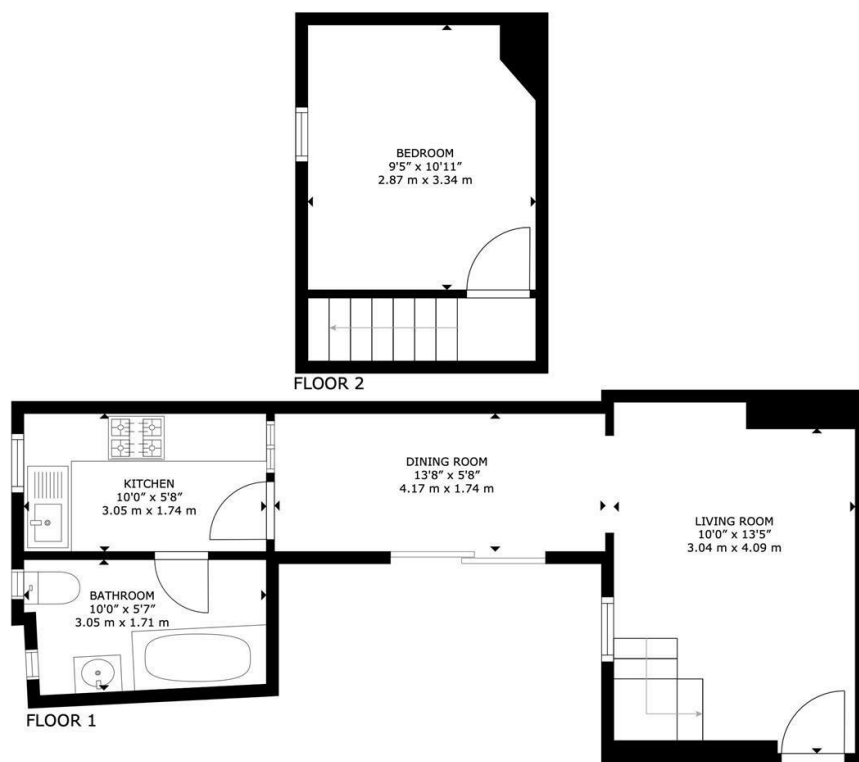
Darley Abbey Mills, a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills.

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.









GROSS INTERNAL AREA
FLOOR 1: 345 sq. ft, 32 m², FLOOR 2: 132 sq. ft, 12 m²
TOTAL: 477 sq. ft, 44 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Character End Terraced Cottage - One Double Bedroom
- Exciting Potential for Modernisation & Improvement
- Ideal First Time Buy or for Person Looking to Downsize
- Potential Holiday Rental or Airbnb Rental Property
- Combination Boiler Gas Central Heating
- Sitting Room, Dining Area with Access to Private Courtyard Garden
- Kitchen & Ground Floor Bathroom
- First Floor Double Bedroom with Built in Storage & Access to Loft Space
- Close to River Derwent, Darley Abbey Mills & Darley Park
- No Chain Involved

Size

Approx 477.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

A

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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