



CHURCH LANE NORTH, DARLEY ABBEY, DERBY

PRICE £210,000

2 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



WELCOME TO CHURCH LANE NORTH

IDEAL FIRST TIME BUY WITH TWO PARKING SPACES – A well presented two double bedroom end-townhouse, occupying this generous corner plot position and having two parking spaces. This property is situated in this pleasant cul-de-sac position on the edge of Darley Abbey, offering well-connected and desirable location. This property has been presented to a tasteful neutral theme throughout and offers an ideal opportunity for a first time buyer, professional couple or person looking to downsize.

The property features: entrance hallway, fitted kitchen and spacious living dining room with patio doors leading to the rear garden. Upstairs the first floor landing leads to two double bedrooms and bathroom.

Externally the property has two allocated parking space and a delightful paved landscaped rear garden with patio and lawn with a pleasant outlook towards woodland.

THE DETAIL

This well-proportioned two-bedroom end townhouse offers tastefully presented accommodation in a highly convenient location, close to Darley Abbey Village.

The property is entered via a modern composite front door, which opens into the entrance hall. The hall provides access to both the kitchen and the open-plan living/dining room, with stairs rising to the first-floor landing.

The spacious living/dining room enjoys excellent proportions and opens directly onto the rear garden through patio doors, creating a seamless connection between the indoor and outdoor living spaces. The kitchen is fitted with a range of matching wall and base units with roll-edged work surfaces, and includes an integrated electric oven, gas hob with extractor hood over, plumbing for a washing machine, and a window overlooking the side garden.

To the first floor, the landing gives access to a spacious primary bedroom benefits from built-in wardrobes, twin windows and ceiling lighting. The second double bedroom enjoys a pleasant rear aspect. The bathroom is fitted with a white three-piece suite, comprising a bath with electric shower over, wash hand basin and WC, together with a rear-facing window.

Outside, the property benefits from a driveway providing two allocated parking spaces. Gated access leads to a generous rear garden, which occupies a corner plot position. The garden features a paved patio seating area, a lawn with planted borders, and a useful garden shed for storage.

CB+CO





Location

This property is positioned on the edge of Darley Abbey and is convenient for local amenities in Allestree.

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.

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.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.



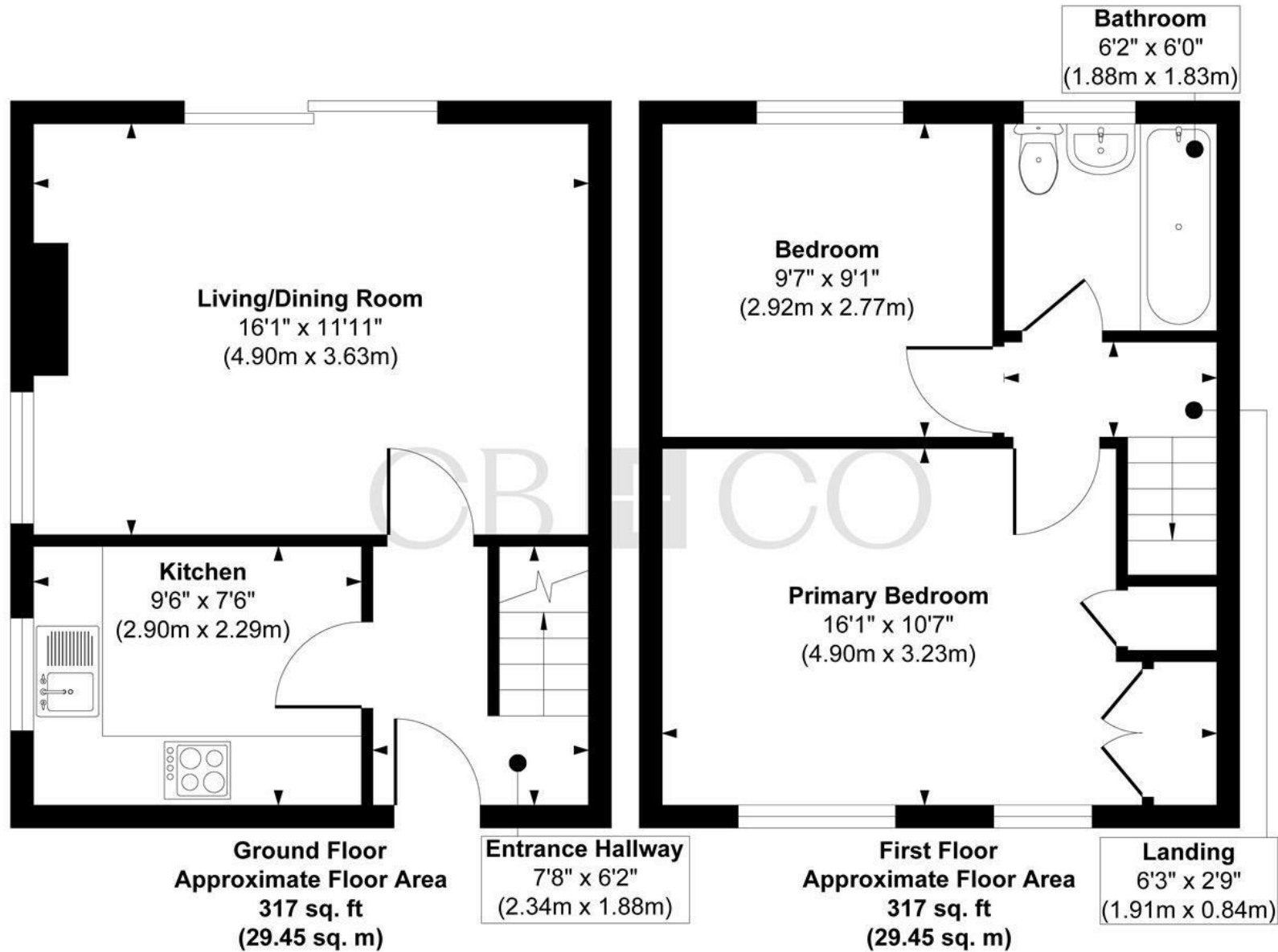
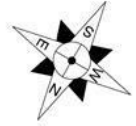








Church Lane North, Darley Abbey, Derby



Approx. Gross Internal Floor Area 634 sq. ft / 58.90 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

634.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

B

- Well Presented Two Double End Townhouse with Corner Plot
- Ideal First Time Buy or Person Looking to Downsize
- Cul-de-Sac Position close to Darley Abbey Village
- Gas Central Heating & Double Glazing
- Entrance Hallway, Fitted Kitchen & Lounge Dining Room
- Two Double Bedrooms & Bathroom
- Driveway with Two Allocated Parking Spaces
- Corner Plot - Delightful Landscaped Rear Garden with Woodland Views
- Close to the Beautiful Darley Park
- Easy Access to City Centre & Excellent Amenities in Allestree

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
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