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+ CO

Weirfield Road,  
Darley Abbey  
£395,000



# CURRAN BIRDS + CO

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



**RENOVATED TO A HIGH STANDARD, IMPRESSIVE EXTENDED KITCHEN LIVING SPACE** – Located within the heart of Darley Abbey Village, this traditional bay-fronted semi-detached home blends classic design with contemporary finishes. With its elevated position and smart kerb appeal, the property has been thoughtfully extended and renovated to suit modern living. The open-plan kitchen and dining area, complete with bi-folding doors, offers a bright and sociable space that flows seamlessly into the landscaped garden. Underfloor heating, bespoke finishes, and a stylish bathroom add to the sense of quality throughout. With three bedrooms, two patios, and a detached garage with workshop space, this is an ideal choice for those seeking comfort, functionality, and a prime location within a historic village setting. This superb location is on the fringes of Darley Park and a few minutes walk from Darley Mills over the river.





### The Detail

This stylish home is entered via a brick-built porch with dual-aspect windows, leading into a welcoming hallway finished with wood-effect porcelain tiles and underfloor heating. Contemporary walnut doors feature throughout the ground floor, where you'll find a cosy front-facing living room with bay window, a spacious WC, and a highly practical utility room housing the underfloor heating manifold and pressurised hot water cylinder.

The heart of the home is the impressive open-plan kitchen and dining area, fitted with sleek handleless units in a two-tone grey palette and a full suite of integrated appliances, including an electric oven, induction hob, fridge, freezer, and dishwasher. The space is finished with porcelain tiles and aluminium bi-folding doors that seamlessly open directly onto the garden's lower patio. This stunning extension is a true highlight offers great space for entertaining.

Upstairs are three well-proportioned bedrooms. The principal bedroom includes built-in wardrobes and a front aspect window. Bedrooms two and three overlook the rear garden, with bedroom three also benefitting from fitted wardrobes. The contemporary family bathroom features an L-shaped bath with shower screen, chrome fixtures, wall-mounted basin, and anthracite column radiator. A pull down ladder accesses the loft space from the landing

Outside, the property boasts a generous block-paved driveway for up to three vehicles, leading to a concrete sectional garage with power, lighting, and additional workshop space. The rear garden has been professionally landscaped, with a mix of raised patios, lawn, and planted borders enclosed by timber fencing. External LED lighting and up/down lights complete the setting.







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### The Location

Darley Abbey Village blends historic character with everyday convenience, making it one of Derby's most desirable locations. Just a short walk from the property, you'll find the scenic Darley Park and the iconic Darley Abbey Mills – a UNESCO World Heritage site that's home to riverside dining, a wine bar, and a well-equipped gym.

The village itself offers a great sense of community, with a local shop, St Matthew's Church, and regular bus links into both Derby City Centre and Belper. Food and drink lovers will appreciate local gems like Lorentes, known for its authentic Spanish tapas, and Darley Wines, a boutique shop with a handpicked wine selection. The recently opened Lamp House has already built a strong reputation for top-notch coffee and homemade cakes.

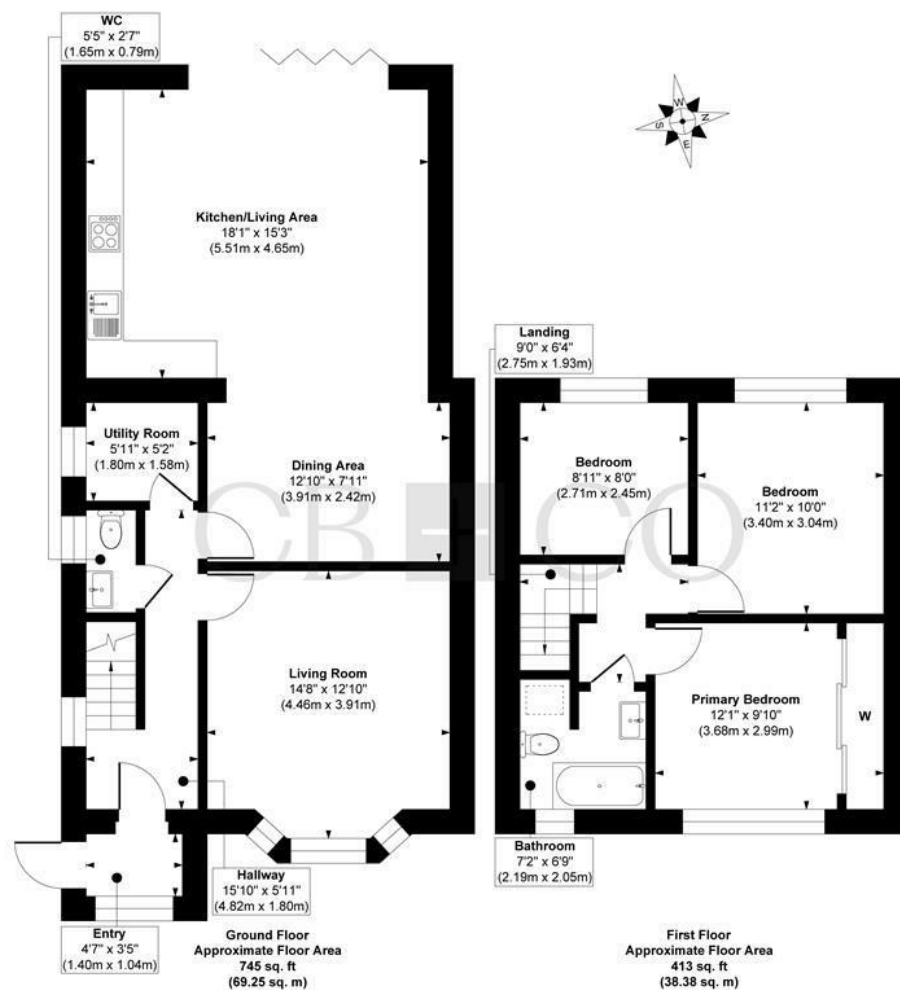
Families are well catered for too, with the property falling within the catchment for the highly regarded Ecclesbourne School in Duffield, and close to The Old Vicarage, a respected private school nearby, whilst also being a short walk from the highly regarded Walter Evans Primary School.







## Weirfield Road, Darley Abbey, Derby



**Approx. Gross Internal Floor Area 1158 sq. ft / 107.63 sq. m**

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

Produced by Elements Property

## The Particulars

- Renovated To A High Standard With Contemporary Finishes Throughout
- Extended Open-Plan Kitchen Diner With Bi-Fold Doors To Garden
- Prime Position In Darley Abbey Village Near Park And Mills
- Sleek Kitchen With Integrated Appliances And Porcelain Tiled Flooring
- Underfloor Heating And Contemporary Walnut Doors On Ground Floor
- Three Bedrooms Including Fitted Wardrobes And Modern Bathroom
- Landscaped Garden With Two Patios And Lawn
- Detached Garage With Power, Lighting, And Workshop Area
- Catchment For Ecclesbourne And Walking Distance To Walter Evans Primary School
- Close To Riverside Dining, Wine Bars, Cafes, And Bus Links

### Size

Approx 1158.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C

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Let's *Talk*

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