

CURRAN BIRDS + CO

Weirfield Road
Darley Abbey, Derby
£375,000



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



ECCLESBOURNE SCHOOL CATCHMENT AREA - An extended and beautifully presented three-bedroom detached home, featuring a stunning open-plan living, dining and kitchen area with bi-fold doors and a central island. The property occupies a delightful cul-de-sac position in the heart of Darley Abbey village, within a short walk of Darley Park and the River Derwent.

The accommodation includes an entrance porch, a stylish living room, a study, and a utility room with WC, alongside the superb extended open-plan living, dining and kitchen space, complete with a dining island, roof lantern and bi-fold doors opening onto the rear garden. The ground floor benefits from underfloor heating throughout. Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a contemporary bathroom.

Externally, the property benefits from a full-width block-paved driveway with gated access, leading to a delightful south east facing landscaped rear garden featuring two paved patio areas, a lawn and a gravelled seating area.





The Detail

The property is accessed via a composite panelled door, which opens into a uPVC double-glazed entrance porch with a brick base. An engineered oak door then leads through to the living room.

The spacious living room is both stylish and comfortable, featuring grey woodgrain-effect flooring, a large front-facing double-glazed window, and an open-plan staircase rising to the first floor. A useful understairs storage cupboard adds further practicality.

The heart of the home is the impressive extended open-plan living, dining and kitchen area. Designed with modern living in mind, the kitchen, installed in 2022, features concrete-effect units with rose gold handles, quartz work surfaces, an undermounted ceramic sink with a boiling and filtered water tap, and a matching splashback. Integrated appliances include an AEG dishwasher, Bosch oven, combination oven, and an induction hob with inset extraction. A central dining island enhances both functionality and sociability, while a roof lantern and bi-folding doors flood the space with natural light and provide seamless access to the rear garden.

A side hallway off the kitchen leads to a study with built-in storage, along with a downstairs WC/utility room fitted with a contemporary two-piece suite, quartz counter top and space for appliances.

The ground floor benefits from underfloor heating throughout.

Upstairs, the first-floor landing provides access to three bedrooms and a modern shower room. The principal bedroom, positioned at the front, benefits from built-in mirrored Hammonds fitted wardrobes. Bedroom two, located at the rear, is also a double and enjoys views towards Darley Abbey Mills. There is also a well-appointed contemporary shower room.

Outside, the property benefits from a full-width block-paved driveway providing space for two to three cars. Gated side access leads to a landscaped, enclosed rear garden featuring two paved patio areas, a lawn, and a gravelled seating area.







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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.

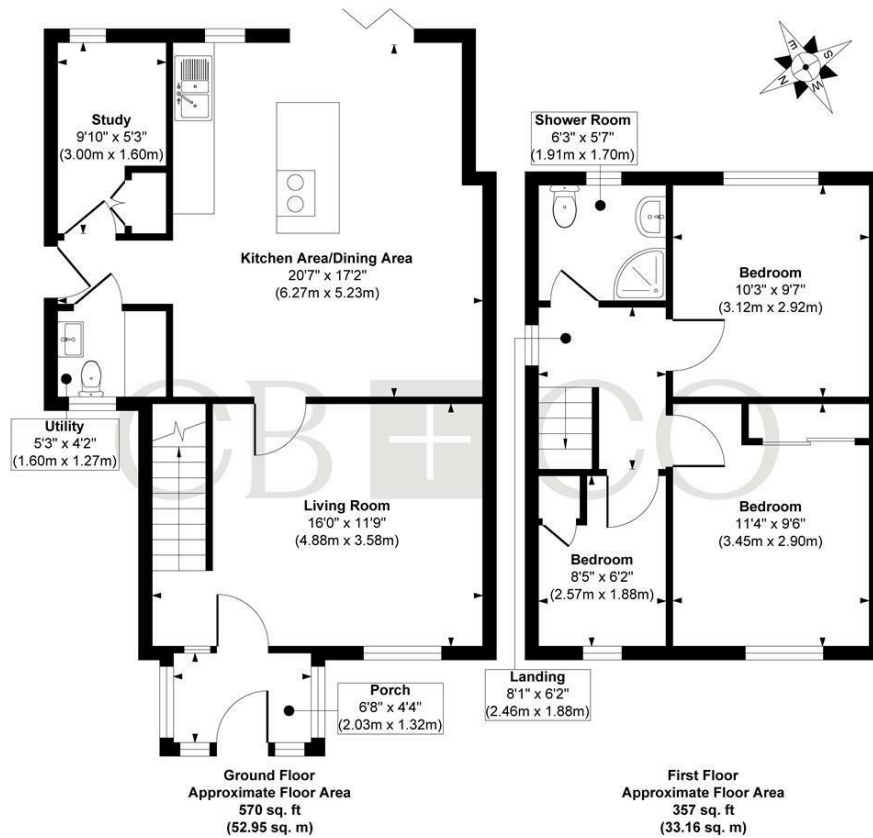
Families are well catered for too, with the property falling within the catchment for the highly regarded Ecclesbourne School in Duffield, and close to The Old Vicarage, a respected private school nearby, whilst also being a short walk from the highly regarded Walter Evans Primary School.







Weirfield Road, Darley Abbey, Derby



Approx. Gross Internal Floor Area 927 sq. ft / 86.11 sq. m

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

Produced by Elements Property

The Particulars

- Superb Extended Three Bedroom Detached Home
- Ecclesbourne School & Walter Evans School Catchment Area
- Beautifully Presented & Comprehensively Upgraded
- Underfloor Heating, Gas Central Heating & Double Glazing
- Entrance Porch, Stylish Living Room, Study & Utility Room/WC
- Stunning Open Plan Living Dining Kitchen with Dining Island & Bi-Folding Doors
- Three Bedrooms & Contemporary Shower Room
- Driveway & Private South East Facing Landscaped Rear Garden
- Delightful Cul-de-Sac Location in the Heart of Darley Abbey Village
- Close to the Beautiful Darley Park & Mills

Size

Approx 927.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

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