

# CURRAN BIRDS + CO

Nutwood Court, Darley

Abbey

£200,000





# CURRAN BIRDS + CO

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



STYLISH GROUND FLOOR APARTMENT IN DARLEY ABBEY – Nutwood Court presents a rare opportunity to secure a beautifully appointed one-bedroom apartment within an exclusive development of just seven homes, designed by Matthew Montague architects. Offering a refined specification with Bosch integrated appliances, Lusso Stone bathroom fittings and quartz worktops, the property combines quality craftsmanship with contemporary design. The open plan layout is bright and spacious, complemented by high ceilings and underfloor heating throughout. With the benefit of allocated parking, landscaped communal gardens, and a highly desirable position close to Darley Park and Nutwood Nature Reserve, this property is ideally suited to those seeking both lifestyle and convenience in one of Derby's most prestigious addresses.







### The Detail

Forming part of the recently constructed Nutwood Court development by Elmhurst Homes, this ground floor apartment has been finished to an exceptional standard. The welcoming hallway leads into an open plan living and dining kitchen, thoughtfully designed with sleek cabinetry, quartz worktops, and a full range of Bosch integrated appliances. High ceilings and large windows create an airy and inviting feel, while multi-zone underfloor heating ensures year-round comfort.



The double bedroom offers generous proportions, complemented by a stunning bathroom featuring contemporary Lusso Stone fittings and elegant tiling. The apartment has been designed with modern living in mind, combining style with practicality. Externally, residents enjoy access to a professionally landscaped communal courtyard with seating areas and planting, perfect for relaxing outdoors. The apartment also benefits from an allocated parking space, adding further convenience to this high-quality home.





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## The Location

Nutwood Court occupies an enviable position in Darley Abbey, one of Derby's most sought-after villages. Everyday essentials are catered for with a local shop and regular bus links, while the area is renowned for its community feel and historic character. Just a short walk away, Darley Abbey Mills sits on the banks of the River Derwent, offering acclaimed dining and leisure options including Darley's restaurant, Lorentes Tapas, and Darley Abbey Wine Bar. Fitness and wellness facilities are also available within the mills complex.

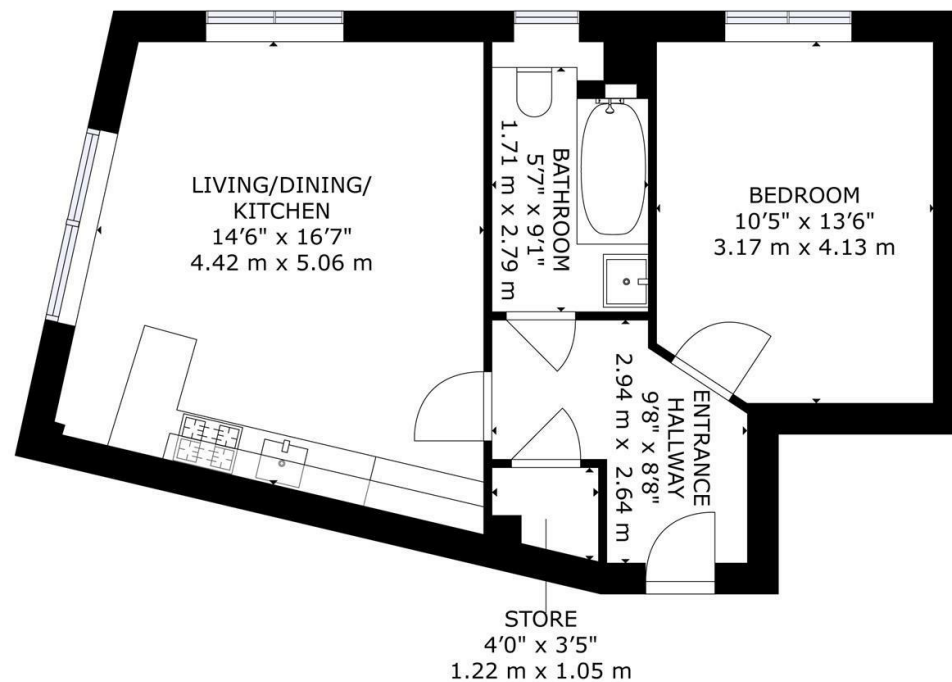
For those who enjoy the outdoors, Darley Park and Nutwood Nature Reserve provide beautiful open green spaces for walking, running, or simply unwinding. Families benefit from highly regarded schools including Walter Evans Primary and Ecclesbourne catchment, alongside excellent private education options. With swift road connections to the A6, A38 and A52, the location also offers easy access to Derby city centre, major employers and national transport links.











GROSS INTERNAL AREA  
TOTAL: 527 sq.ft, 49 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Stylish Ground Floor Apartment Within Exclusive Nutwood Court Development
- Designed By Matthew Montague Architects And Built By Elmhurst Homes
- Prestigious Collection Of Just Seven Luxury Apartments In Darley Abbey
- Spacious Open Plan Living Dining Kitchen With Quartz Worktops
- Bosch Integrated Appliances And Lusso Stone Contemporary Bathroom
- High Ceilings And Multi-Zone Wet Underfloor Heating Throughout
- Double Bedroom Offering Generous Proportions And Modern Finish
- Professionally Landscaped Communal Courtyard With Seating Areas
- Allocated Parking Space Providing Added Convenience
- Prime Location Close To Darley Park, Nutwood Nature Reserve, And Darley Abbey Mills

### Size

Approx 527.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

B

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Let's *Talk*

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