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BIRDS  
+ CO

Bank View Road  
Darley Abbey, Derby  
£515,000





# CURRAN BIRDS + CO

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



**ECCLESBOURNE SCHOOL CATCHMENT AREA** – A spacious and extended four/five-bedroom semi-detached family home, occupying a generous mature garden plot in a stunning position backing directly onto the beautiful Darley Park.

This attractive traditional semi-detached property has been sympathetically extended to provide over 1,350 sq ft of versatile living accommodation, while retaining a wealth of charming period features throughout.

The accommodation briefly comprises an entrance porch, an impressive entrance hallway, a spacious bay-fronted lounge, a dining room with open-plan access to the garden room, a well-appointed kitchen, a separate utility room and a WC. To the first floor, the landing leads to four/five bedrooms, one of which is currently used as a study. There is also a well-appointed family bathroom and a separate shower room.

Outside, a particular feature of the property is the large private rear garden, which backs directly onto the picturesque Darley Park, creating a peaceful and attractive setting with easy access to open green space, ideal for walks and family outings. The property also benefits from a driveway leading to a garage.









## The Detail

This attractive and characterful family home retains a wealth of original features throughout, including stained-glass detailing, original tiled flooring, deep skirting boards, architraves, high ceilings, coving, and picture rails.

The property opens via an enclosed porch into a welcoming entrance hall with original tiled flooring and staircase rising to the first floor. The spacious lounge features a bay window with stained-glass detailing and a feature fireplace with inset gas fire, while the dining room offers exposed brick fireplace detailing, fitted shelving, and access through to the garden room with French doors opening onto the rear garden.

The kitchen is fitted with a range of wall and base units with matching work surfaces, a one-and-a-half bowl sink unit, Smeg five-ring gas hob with extractor hood, double electric oven, integrated dishwasher, and integrated fridge. A separate utility room provides additional storage, plumbing for appliances, and direct access to the garden, alongside a useful pantry/store and ground floor cloakroom.

To the first floor are four well-proportioned bedrooms together with a versatile study/fifth bedroom featuring eaves storage and a Velux-style window. The family bathroom is fitted with a bath and shower over, wash basin, and WC, while a separate shower room provides further convenience.

Externally, the property is set back behind a lawned foregarden with mature shrubs and privet hedging. A driveway provides off-road parking and leads to the garage with power and lighting.

A particular feature of the property is the superb private rear garden backing directly onto beautiful Darley Park. This extensive mature garden enjoys shaped lawns, mature shrubs, plants and fruit trees, a decking area ideal for entertaining, greenhouse, vegetable garden, timber sheds, outside lighting, power, and water supply.











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## The Location

The property is situated in this highly sought after location just off Duffield Road, located close to Derby City Centre and Darley Abbey village. Just a short walk away are the beautiful Darley Park.

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.

Darley Abbey Village offers a lovely local shop, historic St Matthew's Church and a regular bus service to Derby City Centre and Belper.

Educational facilities close to hand, include the reputable village primary school (Walter Evans) and it is in the noted Ecclesbourne School catchment area located in Duffield. Private education is also available in the village at The Old Vicarage.

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.













## Bank View Road, Darley Abbey, Derby



**Approx. Gross Internal Floor Area 1531 sq. ft / 142.23 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

## The Particulars

- Substantial Extended 1930's Semi-Detached Home of Style & Character
- Stunning Position & Generous Garden Plot - Backing onto Darley Park
- Over 1300 Square Feet of Living Accommodation
- Porch & Beautiful Entrance Hallway
- Spacious Lounge with Bay Window, Dining Room & Garden Room
- Well Appointed Kitchen, Utility Room & WC
- Five Bedrooms, Bathroom & Separate Shower Room
- Driveway, Single Integral Garage & Generous Rear Garden
- Close to Darley Abbey Village & Easy Access to Derby City Centre
- Ecclesbourne School Catchment Area

### Size

Approx 1367.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

D



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Let's *Talk*

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