



Church Lane North  
Darley Abbey

Offers Over £400,000



# Church Lane North Darley Abbey

**FIVE DOUBLE BEDROOMED END OF TERRACE HOUSE SET OVER FOUR FLOORS SITUATED IN A CUL-DE-SAC LOCATION IN THE LOVELY VILLAGE OF DARLEY ABBEY!** With bedrooms and a shower room on the ground floor, open plan living, kitchen and dining on the first floor and further bedrooms on the second and third floor, this property really does offer versatile living!

On entering the house, the large hallway leads to two great sized double bedrooms, one having patio doors to outside. There is a shower room which serves these two bedrooms which consists of a shower cubicle, a wash basin and a WC. There is also a useful utility cupboard on this floor as well as under stairs storage. Heading up the stairs the fantastic open plan living is a great space. Entering into the lounge area there is lovely wooden floor and a juliet balcony, this then flows through to the dining room which has space for a great sized dining table, this area also benefits from patio doors out onto the garden. The modern kitchen has space for a fridge freezer and dishwasher and benefits from a fitted oven and gas hob. This floor also has a separate door to access the garden.

Up on the second floor there are two further great sized double bedrooms, one having a juliet balcony and fitted wardrobes and the other having lovely floor to ceiling windows allowing lots of natural light. The family four piece bathroom consists of a bath, shower cubicle, wash basin and WC. This floor also benefits from a great sized dressing room! The top floor is an impressive master bedroom with velux windows letting in lots of natural light, The en-suite is also a very generous size with a large shower cubicle, wash basin and WC. Outside to the front of the property there is driveway parking for two cars and a single garage. The garage also has an extra room above which



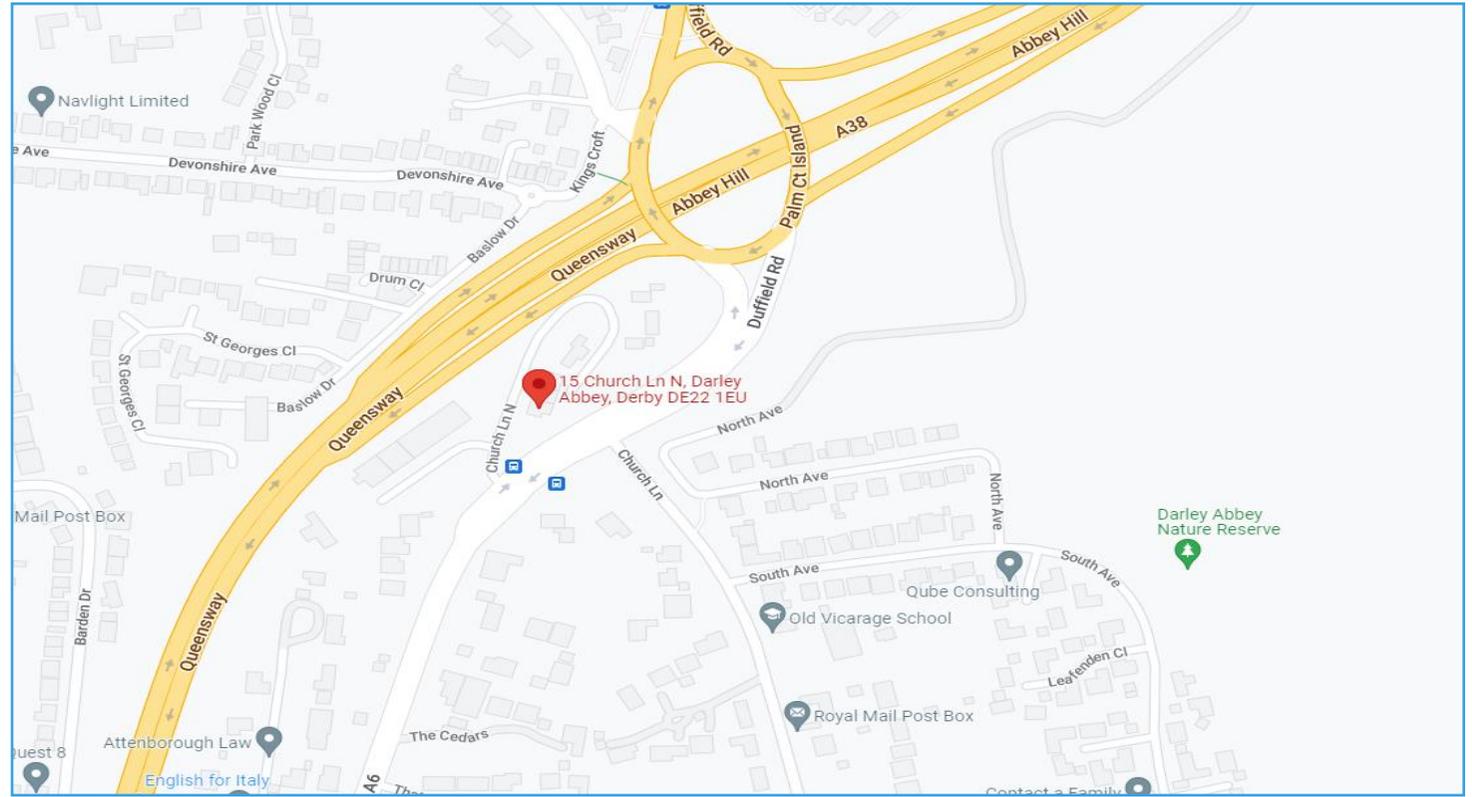
makes a fantastic office/study space, there is then steps up to the back garden which has a large decked area which is perfect for outside dining, there is also a patio area, the garden then has two further levels which slope up making the garden very private!

***Why you will love this home - With five bedrooms, 4 floors, and open plan living, this house has lots of versatility and would make a fantastic family home, and even has an extra room above the garage!***

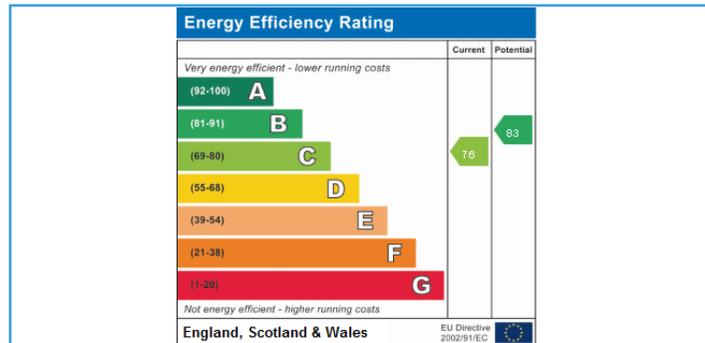


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The village of Darley Abbey is very popular and beautiful. Full of character, the village is just a short walk from Darley Abbey Mills and also Darley Fields which is a fantastic area for dog walks. Also, you can walk along the River Derwent as well as around the local Cricket Ground. There is some lovely restaurants near Darley Bridge. The Primary School is situated within the village as well as several local amenities with public transport links into the City Centre running frequently past the village. For commuting, it is a short drive to the A6 and A38 which leads towards the A52, A50 and M1.



## EPC Energy Performance Certificate



### Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



### Help for sellers

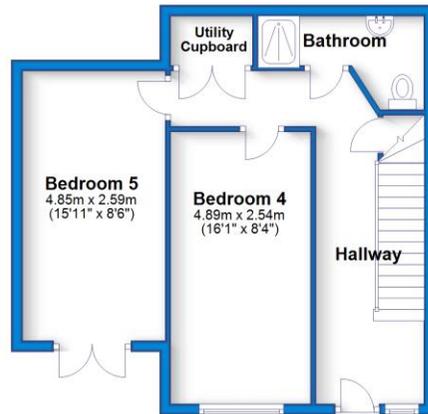
If you're thinking of selling, we'd love to help you.



# The Floor Plan

## Ground Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



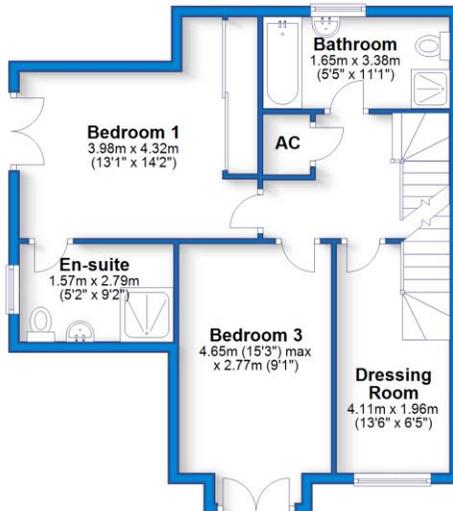
## First Floor

Approx. 72.3 sq. metres (777.7 sq. feet)



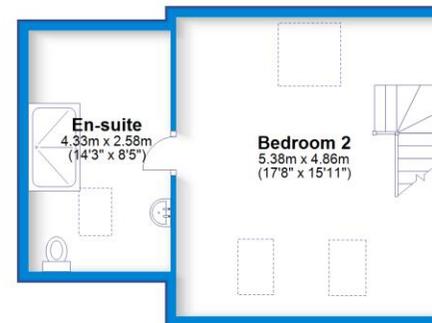
## Second Floor

Approx. 54.2 sq. metres (583.7 sq. feet)



## Third Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 209.3 sq. metres (2252.5 sq. feet)

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 The Property Ombudsman



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