



£375,000

Weirfield Road, Derby DE22 1DH

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Stunning Semi Detached Family Home
- Renovated Throughout
- Located In The Highly Regarded Village Of Darley Abbey
- 3 Bedrooms & 1 Reception Room
- Quiet Cul De Sac Location
- Ideal Family Purchase
- Utility & Cloakroom/WC
- Large Driveway
- Private Garden
- Viewing Highly Recommended
- COUNCIL TAX BAND C



## Property Description

Located in the highly regarded village of Darley Abbey, this superbly renovated three-bedroom semi-detached family home enjoys a quiet cul-de-sac position.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully renovated and generously proportioned three-bedroom semi-detached home, nestled within a private cul-de-sac in the highly sought-after village of Darley Abbey. The property has been tastefully refurbished throughout, showcasing high-quality fixtures and fittings that perfectly balance modern comfort with character and charm.

Situated in a prime village location, the home is within walking distance of a range of local amenities, including the acclaimed Darley's Restaurant, the scenic Darley Park, a variety of popular pubs and eateries, and a convenient local store. Excellent transport links are also close by, with easy access to both the A6 and A38.

This superb home is ideal for families, professionals, or young couples looking for a stylish, move-in ready property in a desirable setting. Early viewing is highly recommended to fully appreciate what this home has to offer.

### Ground Floor

#### Entrance Hallway

Entered via a newly installed composite door from the front elevation into this light and airy reception space, featuring wood floor covering, a carpeted staircase leading to the first-floor landing, a wall-mounted vertical radiator, and internal doors providing access to both the living room and kitchen.

#### Living Room

With the continuation of the wood floor covering from the entrance hall, this spacious reception area features a wall-mounted radiator and an additional vertical radiator. There is a double glazed window to the front elevation, bi-fold doors opening out onto the rear garden terrace, a TV point, and a bespoke media wall incorporating storage cupboards, shelving, a TV recess, and an integrated modern electric fireplace.

#### Kitchen

Continuing with the wood floor covering from the entrance hallway, this beautifully presented and stylish kitchen features a range of matching wall and base units with solid wood work surfaces, incorporating a stainless steel sink and drainer unit with mixer tap and a heritage-style tiled splashback. Integrated appliances include an electric oven, four-ring gas hob with extractor canopy over, washer/dryer, dishwasher, and fridge/freezer. The room also benefits from a useful under-stairs storage cupboard, double glazed windows to both the front and rear elevations, ceiling spotlights, and a wall-mounted radiator. An internal door provides access to:

#### Rear Hall

Featuring a double-glazed sealed unit door to the side elevation, wood flooring, a wall-mounted radiator, and a double-glazed window.

#### Guest Cloakroom

Comprising an encased WC with wall-mounted 'push flush' and a slimline wall-mounted wash handbasin with tiled splashback. Double-glazed obscured window to the side elevation and wood floor covering.

#### Utility Room

Featuring wood floor covering, a workbench with under-counter space, plumbing for a washing machine, and a wall-mounted gas combination boiler.

#### First Floor

##### Landing

Accessed via the main entrance hallway, this space benefits from a beautifully crafted glass stair balustrade, wall-mounted radiator, double-glazed window to the rear elevation, and a ceiling-mounted loft access point.

##### Bedroom 1

With double glazed window to the front elevation, wall mounted radiator.

##### Bedroom 2

With double-glazed window to the front elevation, wall-mounted radiator, and useful storage alcove.

##### Bedroom 3

With double-glazed window to the rear elevation and wall-mounted radiator.

#### Bathroom

Comprising a modern three-piece white suite, including WC, pedestal wash handbasin, and panelled bath with mains-fed shower and attachment over, complete with glass shower screen. Part-tiled walls, double-glazed obscured window, wood-effect floor covering, wall-mounted chrome heated towel rail, ceiling spotlights, and extractor fan.

#### External

##### Outside

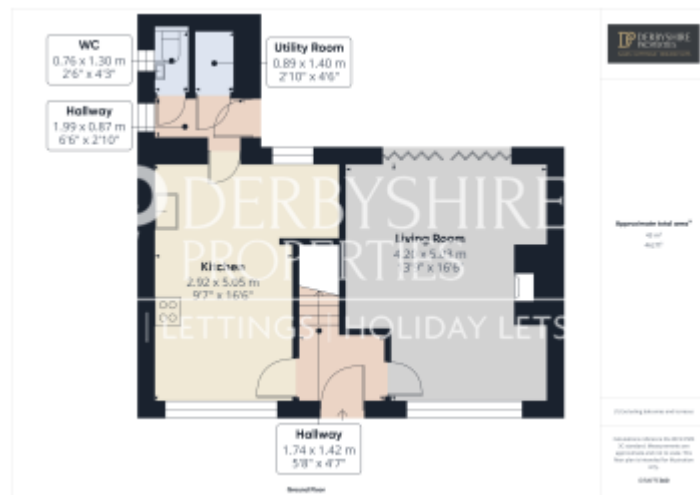
The front elevation boasts a spacious tarmac driveway, providing off-road parking for approximately four vehicles. It is bordered by a raised side garden and a mature hedge, offering a pleasant outlook and privacy from neighbouring properties. The driveway extends into a side pathway, giving access to the rear garden. To the rear, a concrete patio sits directly outside the property, leading onto a central pathway that separates two lawned areas. The garden is fully enclosed with mature hedging and fencing, creating a private and secure outdoor space ideal for families and entertaining.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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