



£315,000

Darley Abbey Drive, Derby DE22 1EF

Detached Bungalow | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Ecclesbourne School Catchment Area
- Deceptively spacious split-level home
- Versatile and flexible living accommodation
- Up to four bedrooms and multiple reception spaces
- Principal bedroom with en-suite shower room
- Landscaped and private rear garden with church views
- Off-road parking for two vehicles
- Sought-after Darley Abbey village location
- Council Tax Band D

Property Description

A deceptively spacious and versatile split-level home, offering flexible accommodation ideal for families or those seeking additional work-from-home space. Enjoying landscaped gardens, off-road parking and attractive views towards the church, the property is superbly positioned within the highly sought-after village of Darley Abbey.

Main Particulars

This well-maintained and deceptively spacious home offers flexible accommodation arranged over split levels, making it ideally suited to a range of buyers including families, downsizers, or those seeking versatile working-from-home space. The property has been thoughtfully updated by the current owners and benefits from gas central heating via a combination boiler, double glazing throughout, and a number of modern improvements including updated bathroom and kitchen fittings.

A particular feature of the home is the adaptability of the layout, with multiple reception and bedroom options allowing rooms to be utilised to suit individual needs, whether as additional living space, guest accommodation, office space or hobby rooms. Generous natural light flows throughout the property, enhanced by large windows, skylights and patio doors which create a bright and airy feel whilst also providing an excellent connection to the rear garden.

Externally, the property enjoys a pleasant position set back from the road with off-road parking and attractive landscaped gardens. The rear garden has been designed to offer a good degree of privacy together with a variety of seating and entertaining areas, all complemented by attractive views towards the church, creating a peaceful outdoor setting ideal for both relaxing and socialising.

Located in the highly sought-after village of Darley Abbey, the property enjoys a superb setting just a short distance from Derby city centre. The area is renowned for its historic charm, picturesque riverside walks and the beautiful Darley Park, whilst also offering a range of independent cafés, public houses, local amenities and well-regarded schooling. Excellent road links and convenient access to Derby railway station further enhance the appeal of this desirable location.

Location

Situated within the ever-popular village of Darley Abbey, this property enjoys one of Derby's most sought-after residential locations. Renowned for its charming character, historic mill buildings, and picturesque riverside setting, Darley Abbey perfectly combines village-style living with excellent access to Derby City Centre.

The area offers a wonderful selection of independent cafés, bars, restaurants, and local shops, alongside highly regarded schools and beautiful green spaces including Darley Park, which hosts regular community events throughout the year. Residents also benefit from scenic walks and cycling routes along the River Derwent and easy access to the nearby countryside.

Excellent transport links and convenient access to the A38 and Derby Railway Station make the location particularly appealing for commuters, whilst the strong sense of community and attractive surroundings continue to make Darley Abbey one of the most desirable places to live in Derby.

Accommodation

Entrance Hallway

The property is entered via a contemporary composite front door leading into an entrance lobby and rear hallway, with access through to the principal reception spaces.

Bedroom / Dining Room

4.15m x 2.65m (13' 7" x 8' 8")

A separate reception room provides excellent flexibility and has been utilised by the current owners for a variety of purposes over the years including a dining room, home office, music room and additional bedroom. Recently replaced patio doors open directly onto the rear garden, creating a pleasant connection between inside and out.

Living Room

4.82m x 3.9m (15' 10" x 12' 10")

The main living room offers a bright and spacious environment with a large picture window to the front elevation and ample room for both lounge and dining furniture, making it an ideal everyday living and entertaining space.

Kitchen

2.96m x 2.1m (9' 9" x 6' 11")

The kitchen has been modernised with a range of fitted wall and base units complemented by wood-effect work surfaces, tiled splashbacks, integrated oven and electric hob with extractor above, inset sink unit and appliance spaces. Natural light floods the room via a skylight window and additional rear aspect window.

Bathroom

1.92m x 1.65m (6' 4" x 5' 5")

The bathroom has also been stylishly refitted and comprises a modern three-piece suite including a panelled bath with shower over and glazed screen, vanity wash hand basin with storage beneath, low level WC and contemporary tiling.

Inner Hallway

The inner hallway provides useful storage and leads to the remaining bedrooms. Bedroom three is a comfortable single room overlooking the front elevation, whilst bedroom two is a generous room with fitted wardrobes and space for a double bed if required.

Bedroom

3.69m x 3.10m (12' 1" x 10' 2")

The principal bedroom enjoys a particularly pleasant outlook with direct access onto the rear garden via patio doors, alongside fitted wardrobes, skylight windows and a private en-suite shower room fitted with WC and wash basin facilities.

En-Suite Shower Room

3.34m x 1.01m (10' 11" x 3' 4")

Bedroom

3.49m x 2.52m (11' 5" x 8' 3")

Bedroom

2.83m x 1.94m (9' 3" x 6' 4")

External

Outside

Externally, the property is positioned set back from the road behind an attractive front garden, mainly laid to lawn with gravelled planting areas and off-road parking for two vehicles.

Side gated access leads through to the enclosed rear garden, which enjoys a good degree of privacy together with attractive views towards the church. The garden has been thoughtfully landscaped to incorporate a paved seating terrace, raised lawned area with established ornamental borders, and an additional sunken patio providing a further space for outdoor entertaining and relaxation.

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

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