

ON HOLD



Old Chester Road, Darley Abbey

3 Bedrooms, 2 Bathroom, Detached House

£400,000


MARTIN&CO



- Beautifully refurbished home of character
- Sought after location near Chester Green & Darley Park
- Offered for sale with no onward chain
- Three bedrooms, one with en-suite facility
- Contemporary kitchen/diner with utility room

THE PROPERTY Step into this beautifully refurbished three-bedroom detached property located in the highly sought-after area of Chester Green, just moments from Derby city centre and the tranquil Darley Park. Offering a modern and versatile layout with two bathrooms, a spacious kitchen/diner, and high-end finishes throughout, this home is perfect for families or professionals looking for contemporary living in a heritage-rich location.

THE LOCAL AREA Nestled in the historic and sought-after area of Chester Green in Derby, this property enjoys a prime location that perfectly blends charm, convenience, and community spirit. Just a short walk from the vibrant city centre, Chester Green is known for its leafy park, Roman heritage, and riverside walks along the Derwent. The area boasts a selection of local pubs, cafes, and independent shops, creating a friendly and welcoming atmosphere. Excellent transport links, nearby schools, and close proximity to Darley Park and Markeaton Park make it ideal for families, professionals, and nature lovers alike. Chester Green offers the perfect balance of city living and tranquil surroundings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

ENTRANCE HALL Welcoming and neutrally decorated, with staircase access to the first floor and doors to the main living areas.

LOUNGE 11' 10" x 16' 10" (3.63m x 5.14m) A generous and light-filled front lounge with dual aspect windows, ideal for cosy evenings or entertaining guests.

KITCHEN/DINER 14' 7" x 16' 10" (4.46m x 5.14m) The heart of the home, this fully renovated space features a modern fitted kitchen with high-spec appliances, shaker-style units, solid worktops, integrated oven/hob, and sleek tiling.

UTILITY ROOM 4' 7" x 8' 7" (1.40m x 2.64m) Conveniently positioned off the kitchen, this dedicated space provides plumbing for laundry appliances and storage.

BATHROOM 5' 2" x 8' 7" (1.58m x 2.64m) A brand-new, tiled three-piece suite featuring a rainfall shower over bath, modern vanity unit, heated towel rail, and stylish fixtures.



FIRST FLOOR

BEDROOM 1 16' 10" x 11' 10" (5.14m x 3.63m) A spacious double bedroom overlooking the front, newly carpeted with fresh décor and ample room for storage.

BEDROOM 2 10' 10" x 10' 7" (3.31m x 3.24m) A well-proportioned double room that offers a peaceful view over the front garden.

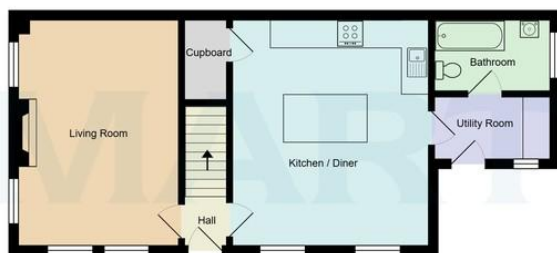
BEDROOM 3 13' 4" x 6' 10" (4.08m x 2.09m) Bedroom Three benefits from its own private en-suite shower room. The room is a comfortable size and enjoys natural light from its front-facing window.

ENSUITE 3' 3" x 6' 10" (1.01m x 2.09m) This sleek en suite features a contemporary walk-in shower with a matte black frame and large grey tiles, adding a touch of luxury. The space is complemented by a stylish wall-mounted sink with a modern mixer tap, a close-coupled WC, and patterned floor tiling that adds character and flair.

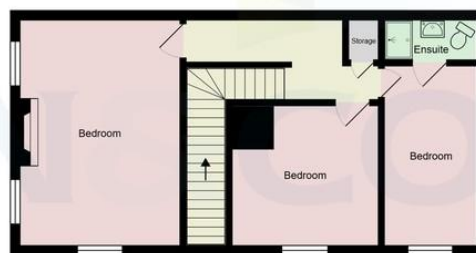
THE GARDEN The front garden is a generous size, featuring a combination of neat lawn and low-maintenance pebbled areas. Well-kept and welcoming, it offers a great space for decorative planting or additional outdoor features.



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Ground Floor



First Floor

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