

CAUSEWAY, DARLEY ABBEY, DERBY

GUIDE PRICE £425,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO CAUSEWAY

STUNNING EXTENDED & RENOVATED HIGH SPECIFICATION BUNGALOW - An outstanding, extended and comprehensively improved three double bedroom detached bungalow, occupying this most convenient location just a short walk away from excellent amenities at Park Farm Centre. This superb light and spacious home has been beautifully finished and features a stunning and most spacious extended open plan dining kitchen with dining island and bi-folding doors.

The property has the benefit of combination boiler gas central heating system, uPVC double glazing and in brief comprises: entrance hallway, stunning extended open plan living dining kitchen with dining island and bi-folding doors, spacious principal bedroom with bay window, two further double bedrooms and most stylish four piece bathroom.

Outside, there is a a generous driveway leading to a detached single garage. There are beautifully landscaped gardens to front and a generous enclosed rear garden with extensive indian sandstone paved patio with steps down to a lower level lawn with raised level planting beds.

THE DETAIL

The property is entered via a composite-panelled entrance door into a welcoming hallway, featuring oak-effect LVT flooring with a built-in footmat and recessed LED downlighting. Useful storage includes a cloak cupboard and a separate meter cupboard housing the electrical fuse box.

The impressive extended open-plan living, dining and kitchen area forms the heart of the home, featuring recessed LED lighting, two contemporary wall-mounted radiators and bi-fold doors opening onto the rear garden. The modern kitchen is fitted with stylish panelled units, black matte-finish handles, walnut-effect square-edged worktops and Metro-style tiled splashbacks. Further features include a composite sink with drainer and black matte mixer tap, an island with pendant LED lighting, and a comprehensive range of integrated appliances, including a Bosch electric combination oven, induction hob with extractor, tall fridge-freezer, dishwasher and washing machine. An obscured-glass window provides additional natural light from the side elevation.

There are three double bedrooms, with the spacious principal bedroom positioned to the front and featuring an attractive box-style bay window and two contemporary tall radiators. There are two further double bedrooms one positioned at the front and the other at the rear.

There is also a most stylish four piece contemporary bathroom that includes a panelled bath, walk in shower low flush wc and wash hand basin fitted into a vanity unit with cupboard below all with stylish gold fittings and the bathroom is complimented by beautiful porcelain tiling.

Externally, the property sits behind a decorative wall, with a front lawn, raised planting beds and a pathway to the entrance. A side driveway provides parking and leads to a detached brick-built garage with an up-and-over door, personal access door and rear window.

The landscaped rear garden features a raised level Indian sandstone patio with steps leading down to a generous lawn with raised level planting beds retained by railway sleepers and there are fenced and shrub boundaries, creating an attractive outdoor space for relaxation and entertaining.





The Location

Allestree is a very popular residential suburb of Derby, approximately three miles from the City centre and provides an excellent range of local amenities, including the noted Park Farm shopping centre.

There are excellent local schools at all levels, with the property falling within the catchment area for the noted Woodlands School Catchment.

There are regular bus services to Derby City Centre and Local recreational facilities include Woodlands Tennis Club, Allestree Park and nature reserve and fishing lake and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course.

This property is also located just a short walk away from Darley Abbey village and the beautiful Darley Park. Darley Abbey Mills, is also located close by and is 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.

There is easy access onto the A38, leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25+ VAT per purchaser is payable.

Estate Agency Act

We would like to inform any prospective purchaser that the vendor of the property is a relation to an employee of Curran Birds + Co

CB+CO

















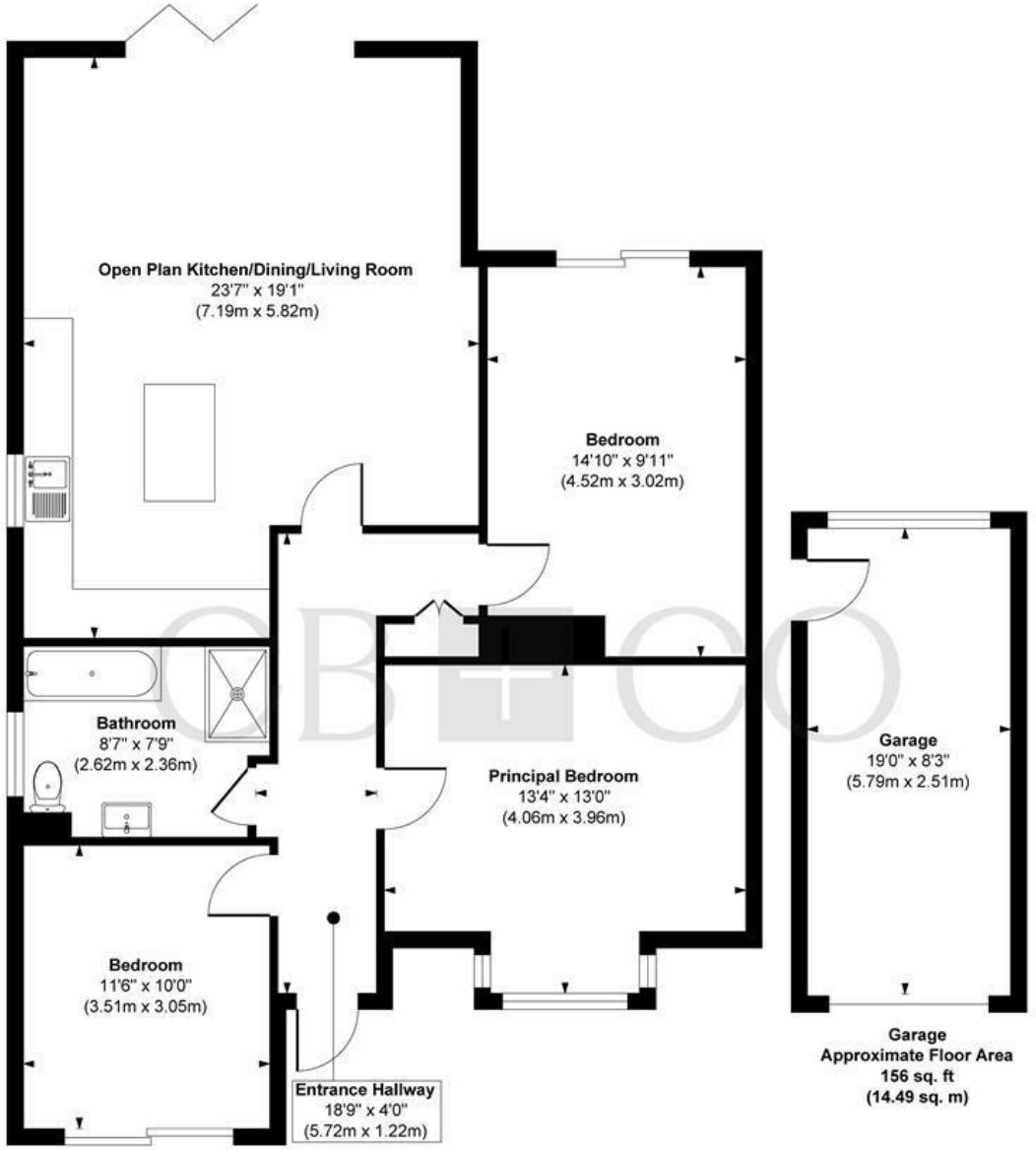








Causeway, Allestree, Derby



Floor Plan
Approximate Floor Area
1049 sq. ft
(97.45 sq. m)

Garage
Approximate Floor Area
156 sq. ft
(14.49 sq. m)

Approx. Gross Internal Floor Area 1205 sq. ft / 111.94 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1049 sq. ft / 97.45 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1049.00 sq ft

EPC RATING

COUNCIL TAX BAND

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- Stunning Extended Three Bedroom Detached Bungalow
- Recently Renovated to a High Standard & Quality Specification
- Tastefully Presented & Stylish Contemporary Fittings Throughout
- Entrance Hallway, Three Bedrooms & Stylish Contemporary Bathroom
- Stunning Extended Open Plan Living Dining Kitchen with Bi-Folding Doors & Dining Island
- Generous Plot, Wide Frontage & Generous Driveway & Detached Garage
- Delightful Landscaped Rear Garden with Extensive Patio Area
- Highly Sought after Location - Close to Excellent Amenities at Park Farm Centre
- Easy Access to Darley Abbey Village & Darley Park
- No Chain Involved

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
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MICKLEOVER

THE STUDIO

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