



3 Bed House - Detached
8 Canon's Walk, Darley Abbey, Derby, DE22 1FG
£1,200 Per Month
Approx 764.00 sq ft

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- Ecclesbourne School Catchment Area
- High Spec Kitchen
- Driveway
- Gorgeous Garden
- Deposit Replacement Option Available

Nestled in the charming cul-de-sac of Canon's Walk in Darley Abbey, Derby, this delightful property offers a perfect blend of comfort and convenience. With a generous living space of 764 square feet, this home features one inviting reception room, ideal for both relaxation and entertaining guests. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office.

The bathroom is thoughtfully designed, catering to the needs of modern living. One of the standout features of this residence is its driveway, which accommodates parking for one vehicle, ensuring ease of access and security. Additionally, there is a shed space, perfect for storing gardening tools or outdoor equipment.

Situated within the highly regarded Ecclesbourne School catchment area, this property is an excellent choice for families prioritising education. The surrounding area of Darley Abbey is known for its picturesque scenery and community spirit, making it a desirable location for those seeking a peaceful yet connected lifestyle.

This home presents a wonderful opportunity for anyone looking to settle in a tranquil environment while still being close to local amenities and transport links. With its appealing features and prime location. Don't miss the chance to make this charming residence your own.



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None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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