



3 Church Walk

Duffield, DE56 4BE



3 Church Walk

Duffield
Derbyshire
DE56 4BE



4



2



1



F



1.05 ac

A substantial property with attached garage and separate coach house. The property is in need of modernisation with development potential. The property occupies a good sized plot extending to 1.05 acres (0.427 ha)

Guide Price: £750,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com





3 Church Walk

Location:

The village of Duffield is surrounded by beautiful countryside and provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools. There is a regular train service into Derby City Centre. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the Chevin Golf course

Description:

3 Church Walk is a substantial property, consisting of a kitchen with a pantry, two reception rooms, one with double doors leading to the garden. There are four bedrooms, three of which are doubles, one is a single bedroom and a family bathroom with separate w.c. It is a classic example of this period of house and remains in much of its original condition.

Directions:

From Belper, turn right onto New Road and at the roundabout, take the first exit onto Derby road towards Milford and Duffield. Continuing for 1.4 miles, keep left onto Makeney road and continue for 1.7 miles, make a sharp left turn onto Church Walk. The property will be on your right hand side, signposted by our for sale board.

Ground Floor

Entrance Porch:

With tiled floor and door leading to kitchen.

Store Room:

With concrete accessed via entrance porch.

Utility Room:

With tiled floor, Belfast sink, door to garage and rear door out to garden.

Kitchen:

With stainless sink unit, cooker point, floor and wall units, quarry tiled floor and pantry.

Reception Hall:

With attractive stained glass front door , stairs leading off to the first floor .

Dining Room

Open fireplace and bay window.

Sitting Room :

Gas fire surround, French patio doors leading to the garden and dual aspect windows.

W.C



First Floor

Bedroom One:

Good sized double with fireplace

Bedroom Two:

Large double with fireplace

Bedroom Three:

Good sized double

Bedroom Four/Box Room:

Single bedroom

Family Bathroom :

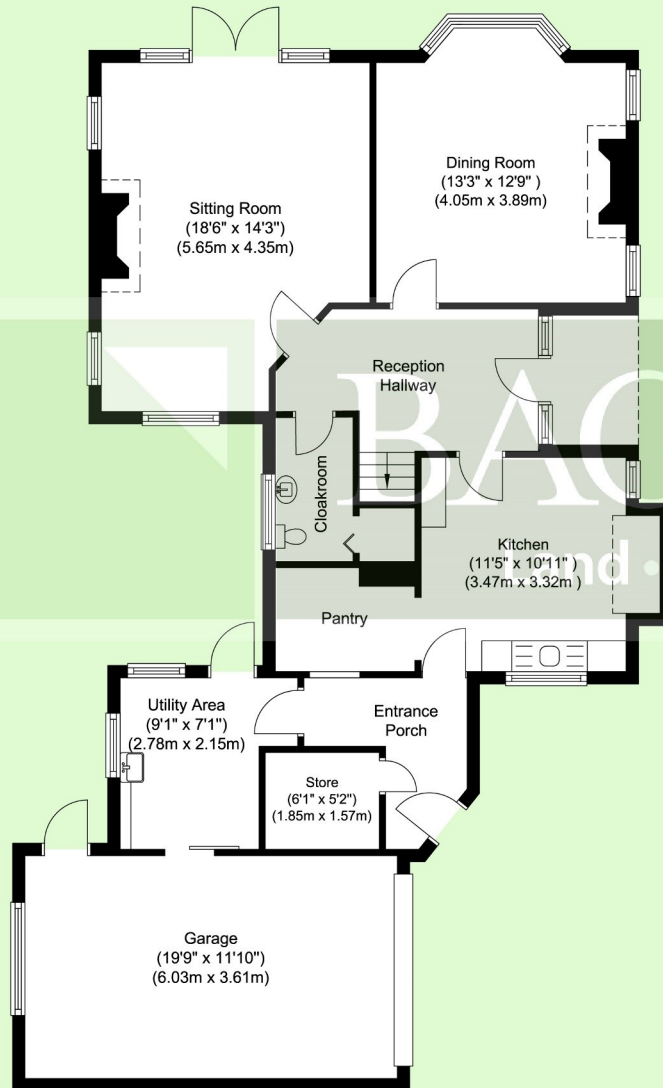
With basin, bath and shower over, separate W.C and airing cupboard with hot water tank.

Loft:

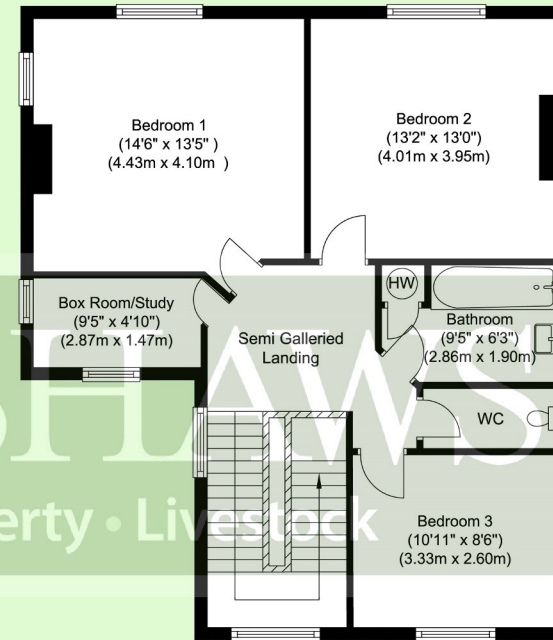
Fully boarded with semi permanent ladder providing good storage space.



Ground Floor



First Floor



3 Church Walk, Duffield, Belper, DE56 4BE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Externally:

To the outside of the property there is a driveway with off road parking and high stone wall boundaries along Church Walk.

3 Church Walk has an attached single garage with concrete floor and is surrounded by extensive gardens to the rear.

The Coach House:

The Coach house is a semi-detached building constructed of stone under slate roof and is in disrepair, situated at the end of the rear garden. The property benefits from road frontage onto Church Walk with a vehicular access gate along side it.







Vine House, Church Street, Ashbourne, DE6 1AE
T: 01335 342201
E: ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

