



# HOPKINS & DAINTY

ESTATE AGENTS



**Milford Road, Duffield, DE56 4EL**

**£825,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to present this elegant and most attractive, double fronted Victorian family residence. Offering quality living and charm throughout with a generous garden plot and parking at both sides of the property. Set in a convenient location for walking into Duffield with its many amenities and recreation facilities; whilst also being within walking distance of the train station, providing onward travel in Derby and beyond.

This beautiful family home has been well maintained by the current owners and comes to the market with the benefit of planning permission passed in August 2022 for a loft conversion and first floor side extension above the car port, providing the opportunity for further development and living accommodation if required.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.



## The Accommodation

Accessed via a welcoming entrance hallway which leads to a bay fronted lounge, rear sitting room with French doors opening onto the garden and a large 28' kitchen/dining room which is ideal for family dining and entertaining. There is also a utility room/back kitchen, tiled wet room and a two part cellar providing storage space.

On the first floor the gallery style landing provides access to all four double bedrooms and the family bathroom which has a four piece suite including a separate bath and shower.

The property has gas central heating off a combination boiler and recently installed double glazed windows (2023), most of which are Sash style in keeping with the character of the house. The loft area is also particularly spacious and is currently accessed by a pull down ladder providing excellent storage. Planning Permission was granted in August 2022 for a loft conversion.

Externally, there is a driveway and car port on the right of the house and a further driveway on the left. To the rear there is a delightful paved courtyard which leads through to the mature garden which raises up to a beautiful wooden garden lodge and elevated patio seating area.

## Reception Hallway 28'4" x 5'11" (including stairs) (8.66 x 1.82 (including stairs))



Accessed via a wooden entrance door with a single glazed window over. With an attractive tiled floor, traditional radiator and decorative coving to the ceiling. Stairs rising to the first floor and a single glazed wooden door opening to the rear garden. Access to the cellar and doors leading off.

## Lounge 14'4" x 14'0" (+bay) (4.39 x 4.29 (+bay))



The principal reception room has a display fireplace with a tiled insert and hearth. Exposed wooden flooring, picture rail, decorative coving to the ceiling and a radiator. A large double glazed front bay window provides ample natural lighting.

## Sitting Room 13'7" x 12'4" (+cupboards) (4.15 x 3.78 (+cupboards))



Second reception room with a display fireplace and exposed wooden flooring. There are two sets of built in floor to ceiling storage cupboards, a radiator, picture rail and single glazed French doors opening onto the rear garden.



### Kitchen/Diner 28'4" x 14'0" (+bay) (8.65 x 4.29 (+bay))



Spacious kitchen/dining room, ideal for family time and entertaining.

### Dining Area



The dining area has an attractive stone floor, radiator, picture rail and decorative coving to the ceiling; along with a front double glazed bay window.

### Kitchen Area



The kitchen area is fitted with a range of storage

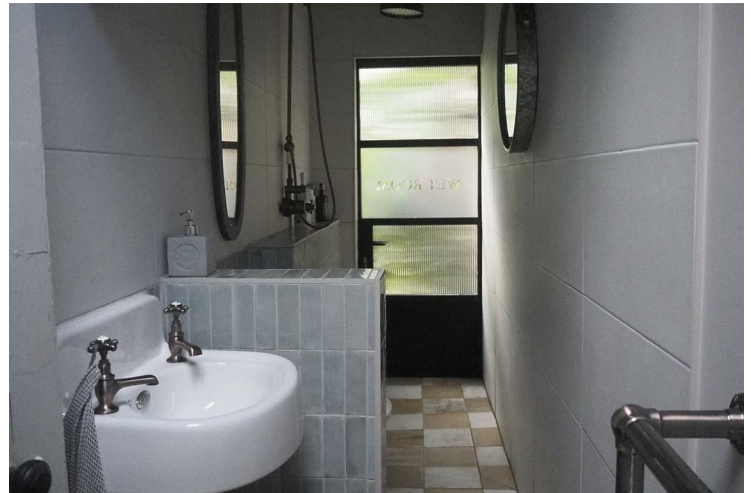
cupboards, a dresser unit and display shelving. There is space for an electric cooker (please note the Aga is not included in the sale) and further appliances. A radiator and black steel crittall style double doors with side panels opening onto the rear garden. Access to:-

### Utility Room/Back Kitchen 13'8" x 6'3" (4.19 x 1.93)



Versatile utility space with a Belfast sink, mixer tap, wooden worktops and tiled splash backs. There is plumbing for a washing machine and dishwasher; fitted storage cupboards and shelving. Stone flooring, a double glazed rear window and a double glazed Velux roof light. Door to the Car Port and :-

### Wet Room 13'7" x 3'4" (4.16 x 1.02)



With a feature wall mounted shower, wash hand basin and WC. Tiled flooring and splash backs and a heated towel radiator. Double glazed Velux roof light and a double glazed door opening onto the rear garden.

### Cellar Part 1 14'3" x 6'0" (4.35 x 1.85)

Split into two parts offering a useful storage area.



### Cellar Part 2 13'11" x 13'7" (4.25 x 4.15)

Accessed via part 1.

### Car Port 16'4" x 10'5" (5.00 x 3.20)

Covered parking space with door access into the house.

### First Floor Landing

With wooden flooring, a decorative balustrade, radiator and access to the loft. Double glazed rear window and doors leading off.

### Bedroom 1 14'5" x 14'1" (4.40 x 4.30)



With an exposed wooden floor, radiator, picture rail and double glazed front window.

### Bedroom 2 14'2" x 14'0" (4.34 x 4.27)



With the wall mounted gas boiler, wooden flooring, a radiator, picture rail and double glazed front window.

### Bedroom 3 13'11" x 13'8" (4.26 x 4.17)

With a radiator, ceiling spotlights and double glazed rear window.

### Bedroom 4 13'8" x 13'7" (4.18 x 4.16)



With exposed wooden flooring, a radiator, ceiling spotlights and a double glazed rear window.

### Bath/Shower Room 10'7" x 6'1" (3.25 x 1.86)



Fitted with a four piece suite comprising a roll top bath, separate shower, sink and WC. Tiled splashbacks and flooring, a traditional style radiator, extractor vent and a double glazed front window.

### Loft

Accessed via a pull down ladder on the landing, the loft is particularly spacious and currently provides excellent storage space with three double glazed Velux roof lights. There are plans passed in 2022 to convert this part of the house into additional living accommodation.

### Front/Driveway

To the front of the property, there is an attractive paved patio with a path leading to the entrance door and a mature shrub border.

On the right of the property, there is a car port providing

covered parking and on the left there is a second driveway providing additional parking with gated access to the rear garden.

### Rear Coutyard



Beautiful paved courtyard providing a lovely setting for relaxing and alfresco dining.

### Garden



Another feature of this stunning home is the established rear garden. Sweeping away from the property and up the hill with a tiered layout and mature planted borders. The elevated patio seating area offers views across Duffield and the surrounding countryside.

### Wooden Garden Lodge 19'2" x 10'9" (5.85 x 3.30)

The owners have recently constructed a bespoke garden lodge, ideal for working from home or relaxing and entertaining. With electric light and power connected and a built in storage cupboard.

### Draft Sales Details

These sales details have been submitted to our clients

and are awaiting approval by them - they are distributed on this basis and are subject to change.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.



# Floor Plan



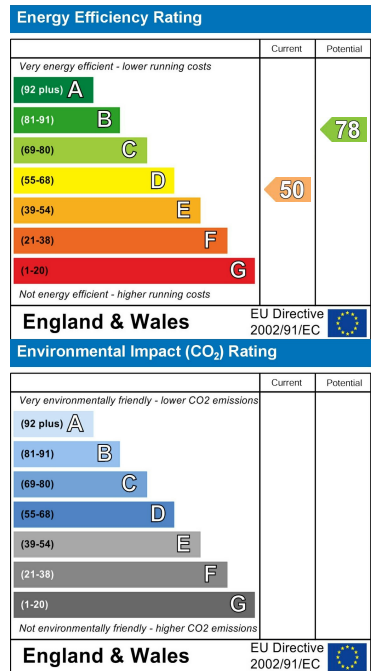
Total area: approx. 197.6 sq. metres (2127.1 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.