

Chapel Street

Duffield, Belper, DE56 4EQ

John 
German





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Offers in excess of £800,000

Stunning property built to a classical design full of the type of period elegance that can't be emulated, boasting extremely spacious accommodation suited to modern living. Located at the heart of this cosmopolitan village within walking distance of all it has to offer making this the perfect family home.

Believed to have been built in 1871 with later 1980's additions, constructed from coursed squared gritstone with gritstone dressings under a Welsh Slate roof with stone gable stacks. The front elevation is beautifully balanced with a central entrance and period windows set on either side including a ground floor bay window, stone lintels and sills and a hardwood panelled front door with a gothic fanlight above. The property is set behind a small front garden with a low stone wall and wrought-iron railings. High natural stone walls wrap around the property fully enclosing the entirety of the plot and providing a superb degree of privacy and security. Internally the property proudly displays a number of excellent original features including period windows, original fireplaces, deep skirtings and architraves and high ceilings throughout. There is an abundance of natural light throughout the majority of the properties spacious rooms and the harmonious layout provides plenty of room to hang out on mass as well as plenty of privacy. The double garage and outbuildings located in the enclosed courtyard provide superb storage as well as great potential for a home office/games room perhaps or to convert the building into a single storey annex subject to planning of course.

The Location - The village of Duffield is extremely popular with families as it provides a superb range of amenities with excellent local schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School, there are also a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants. There is a regular train service into Derby city centre which lies some 5 miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin Golf course. A further point to note is that the Derwent Valley, in which the village of Duffield nestles, is one of the few world heritage sites and is surrounded by beautiful countryside.

Entrance to the property is via a central entrance hall with doors leading off the main ground floor living spaces and stairs rising to the first floor. Located off the hallway is the guest doaks/WC fitted with a low flush WC and wash basin.

The drawing room is noted for its stunning bay with sash windows overlooking the front elevation and elegant fireplace with an inset living flame gas fire. On the opposite side of the front door is the formal dining room, again with a sash window overlooking the front elevation.

Moving through the property we come to a lovely cosy sitting room featuring an imposing stone fireplace with a gas stove. A half glazed door opens into the conservatory whilst internal panelled doors lead into the utility room and to the boot room.

The laundry room/utility is fitted with a single stainless steel sink unit with mixer tap, a range of wall and base units, plumbing for an automatic washing machine and space for tumble dryer.

The boot room provides access in from the courtyard and is fitted with a storage cupboard and a storage bench with coat hooks above.

The heart of any home has to be the kitchen and this property provides a superb double aspect open plan living/dining area that runs through into a large "P" shaped conservatory with great views over the garden making it a lovely bright open space ideal for large family gatherings or parties with friends.

The kitchen has been recently refitted with a range of sleek modern units and integrated dishwasher, integrated fridge/freezer and built-in microwave with matching worktops continuing to form a useful breakfast bar area. The focal point of the kitchen is a Stoves range cooker with extractor hood. The dining area features exposed stonework and opens directly into the conservatory with windows overlooking the private garden and a glass roof with fitted blinds.

On the first floor stairs rise to a spacious landing with doors leading off to the bedrooms and bathroom and useful storage is provided by way of a built in storage cupboard. The master bedroom is a superb sized room with a large built in airing/laundry cupboard, a separate walk-in dressing room and a very large en-suite complete with a five piece suite comprising twin wash basins encased in a vanity unit with storage beneath, low flush WC, bidet and a panelled bath.

Guest bedroom two is also a large double featuring an en suite shower room fitted with a low flush WC, wash basin and shower enclosure. There are two further generous double bedrooms served by a family bathroom comprising panelled bath, pedestal wash hand basin, low flush WC and a separate shower cubicle.

Outside the property has a stunning and beautifully private walled garden full of mature planting set to a backdrop of majestic trees with a well-kept lawn at its centre and a raised paved patio adjacent to the house which is the perfect spot from which to enjoy the view and a bit of outdoor dining.

The courtyard is fully enclosed with extensive parking as well as a stone built double garage with attached garden store and store/games room, all with power and lighting connected.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.ambervalley.gov.uk

Our Ref: JGA/30112023

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band F







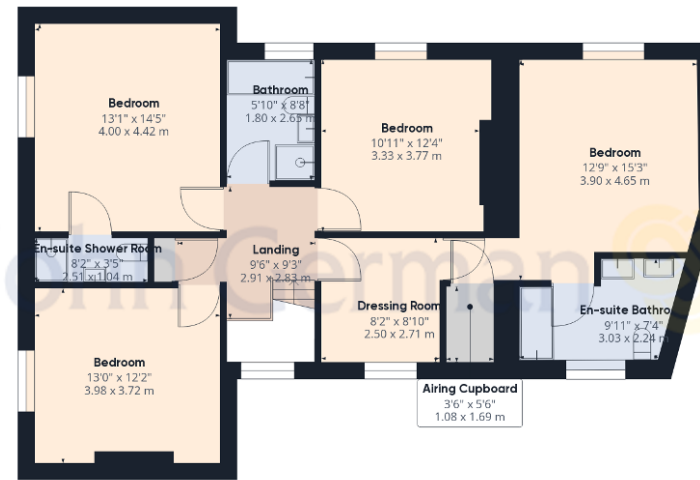


MANHATTAN





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽ⁿ⁾

2897.42 ft²

269.18 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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