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2 St. Alkmunds Way, Duffield, Belper

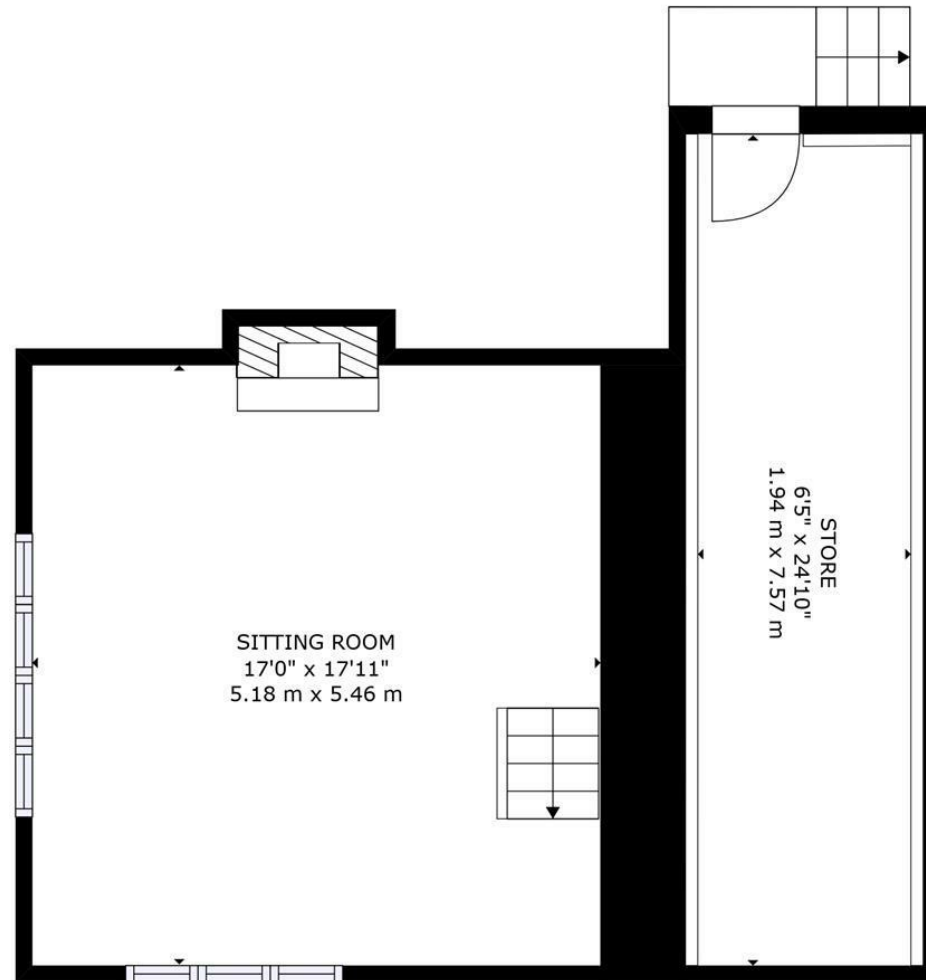
CURRAN
BIRDS
+ CO



2 St. Alkmunds Way, Belper, DE56 4FZ
Price £675,000



Floor Plan



GROUND FLOOR - LOWER LEVEL

TOTAL: 2447 sq. ft, 227 m2

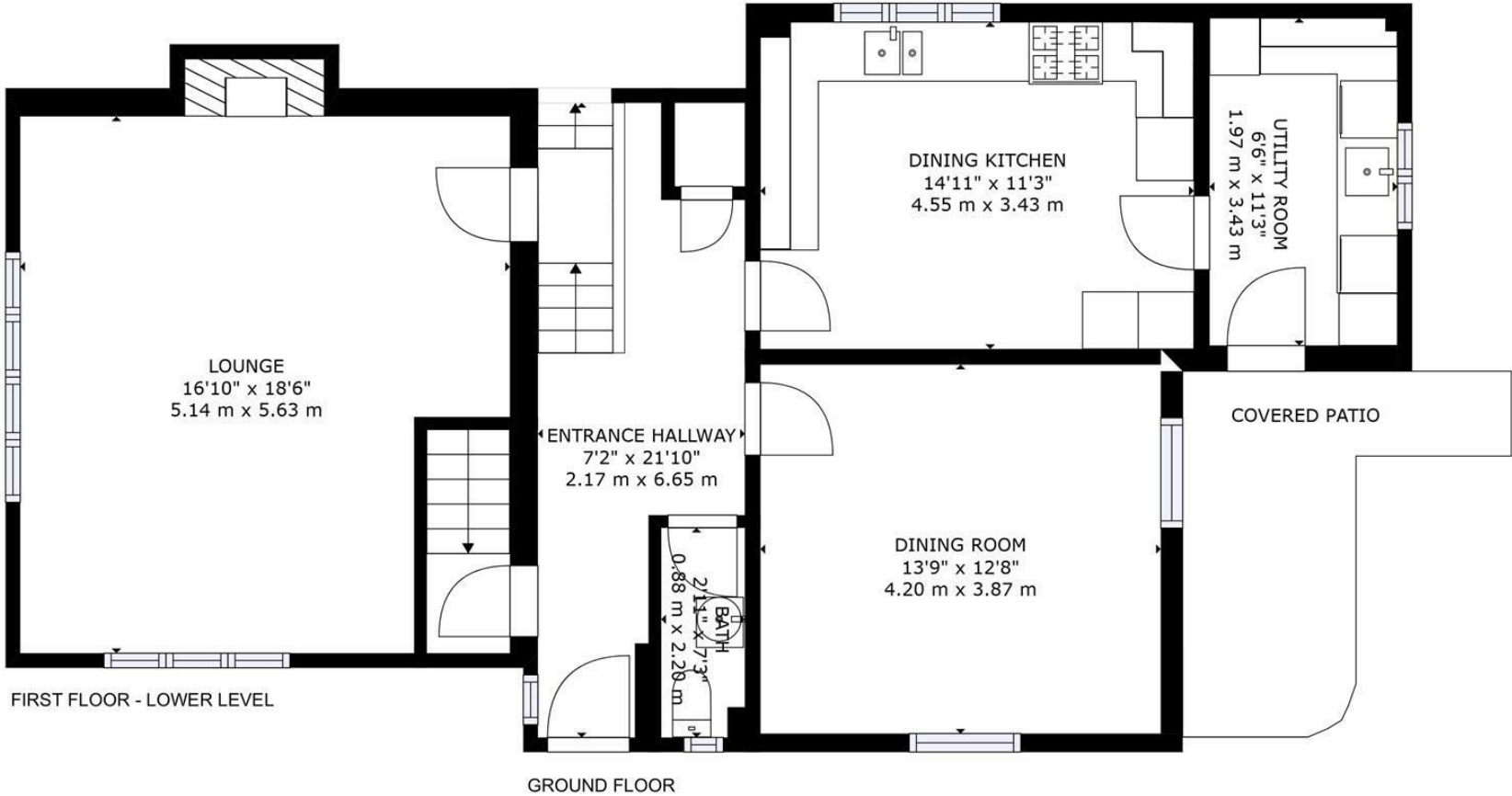
Below Ground: 530 sq. ft, 49 m2, FLOOR 2: 930 sq. ft, 86 m2, FLOOR 3: 987 sq. ft, 92 m2

EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 0 m2, COVERED PATIO: 90 sq. ft, 8 m2, CRAWL SPACE: 54 sq. ft, 5 m2

FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Floor Plan



FIRST FLOOR - UPPER LEVEL

FIRST FLOOR

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FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







ECCLESBOURNE SCHOOL CATCHMENT AREA - A most spacious and individually designed, detached family home, offering an interesting split level layout with versatile accommodation extending to around 2200 square feet. The property has the benefit of a generous mature garden plot, driveway, double detached garage and occupies this highly convenient private cul-de-sac location off Vicarage Lane. The property is located just a moments walk away from William Gilbert Primary School and Duffield's excellent local amenities. The property offers far superb reaching views over the Derwent Valley - NO CHAIN.

The accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance hallway, cloaks wc, dining room, dining kitchen and a separate utility room. There is lower ground floor level with spacious sitting room. Lower first floor level with spacious lounge. The first floor landing gives access to four bedrooms and family bathroom. There are further stairs leading to the first floor upper level and the most spacious primary bedroom suite with built in wardrobes and beautifully appointed en-suite shower room.

Outside, the property has a generous driveway, double detached garage and extensive mature tiered garden with patio seating areas, lawned area and well stocked borders. There is also access at the rear leading to a generous brick built store.

- Most Spacious Individually Designed Five Bedroom Detached Home
- Highly Sought After Residential Location
- Entrance Hallway, Cloaks WC, Lounge, Sitting Room & Dining Room
- Five Bedrooms, Two En-Suites & Spacious Family Bathroom
- Tiered Landscaped Gardens & Beautiful Far Reaching Views
- Ecclesbourne School Catchment
- Interesting Split Level Accommodation of Around 2400 Square Feet
- Dining Kitchen & Separate Utility Room
- Generous Driveway, Double Detached Garage & Generous Mature Gardens
- No Chain Involved







LOCALITY & AMENITIES

The highly sought after village of Duffield provides an excellent range of amenities including a varied selection of shops a post office and local supermarket. There are also a good selection of local pubs, bars and restaurants.

There is also well regarded local schooling including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School.

The village also benefits from a railway station which provides access to Derby, Nottingham and Matlock.

Derby City Centre which lies some five miles to the south of the village and the road networks including the A38 and A52 provides access to Nottingham, Ashbourne and the main motorway network.

Local recreational facilities within the village include Duffield Tennis and Squash Club, Chevin Golf Course and there are local Cricket and Football facilities.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

21'10 x 7'2 (6.65m x 2.18m)

Entrance through uPVC wood effect front door. Inset doormat, central heating radiator, split-level staircase, uPVC double glazed window to the front elevation and stairs leading to the lower ground floor and lower first floor. There is a cloaks/understairs storage cupboard and access to the WC, dining room and dining kitchen.

Cloakroom WC

Fitted with low level WC, pedestal wash hand basin, tiled splash-backs, tiled flooring, central heating radiator and uPVC double glazed window to the front elevation.

Dining Room

13'9 x 12'8 (4.19m x 3.86m)

Fitted with coving to ceiling, central heating radiator and two uPVC double glazed windows with leaded finish.

Dining Kitchen

14'11 x 11'3 (4.55m x 3.43m)

Fitted with a range of oak fronted units comprising wall, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with solid oak worksurfaces, Rangemaster range cooker (included in the sale) with Rangemaster extractor hood over, built-in microwave, integrated dishwasher, integrated fridge/freezer, tiled flooring, spotlights to ceiling, central heating radiator, uPVC double glazed window to the rear elevation and internal door giving access to utility room.

Utility Room

11'3 x 6'6 (3.43m x 1.98m)

Fitted with a range of cream shaker style, wall and base cupboards, single stainless steel sink unit with mixer tap, fitted wall and base cupboards with wood block solid oak worktops, concealed central heating boiler, tiled flooring, appliance space with plumbing for automatic washing machine, space for tumble dryer, central heating radiator, uPVC double glazed window and side access door giving access to the covered storm porch and patio area and to the front of the property.

GROUND FLOOR - LOWER LEVEL

Sitiing Room

17'11 x 17'0 (5.46m x 5.18m)

Feature fireplace with inset living flame gas fire, coving to ceiling, two central heating radiators and two uPVC double glazed windows and superb views towards the Derwent Valley.

FIRST FLOOR - LOWER LEVEL

Lounge

18'6 x 16'10 (5.64m x 5.13m)

Feature fireplace with electric fire, coving to ceiling, two central heating radiators and two uPVC double glazed windows

FIRST FLOOR

Landing

Fitted with coving to ceiling, uPVC double glazed window to side elevation with far-reaching views, loft access and built-in airing cupboard with shelving and access to the hot water cylinder.

Bedroom Two

11'4 x 7'11 (3.45m x 2.41m)

Fitted with central heating radiator, coving to ceiling and uPVC double glazed window to the side elevation.

En-Suite Shower Room

Fitted with a three piece suite comprising a separate shower cubicle with shower, fitted washbasin, low level WC, ceramic tiled splash-backs, chrome ladder style heated towel rail, recessed downlighters and extractor fan.

Bedroom Three/Study

12'2 x 7'2 (3.71m x 2.18m)

Fitted with telephone point, central heating radiator, coving to ceiling and two uPVC double glazed windows to the front and side elevations.

Bedroom Four

12'11 x 10'5 (3.94m x 3.18m)

Fitted with central heating radiator, coving to ceiling, uPVC double glazed window to the front elevation.

Spacious Bathroom

8'11 x 8'1 (2.72m x 2.46m)

Fitted with with white three piece suite comprising feature roll top bath, pedestal wash handbasin, low level WC, ceramic tiled walls, ceramic tiled flooring, chrome ladder heated towel rail, built in storage cupboard, shaver point, recessed downlighters in ceiling, extractor fan and uPVC obscure double glazed window to the rear elevation.

FIRST FLOOR - UPPER LEVEL

Primary Bedroom

16'7 x 14'8 (5.05m x 4.47m)

Fitted with generous wardrobes, two central heating radiators, coving to ceiling, double glazed side Velux window and uPVC double glazed window to the side elevation with beautiful far reaching views.

En-Suite Shower Room

Fitted with white three piece suite comprising walk in shower separate shower with electric shower, fitted washbasin, low level WC, metro style tiled splash-backs, tiled flooring, chrome ladder style heated towel rail, recessed downlighters, extractor fan and double glazed Velux window to the side elevation

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Driveway & Generous Parking

Accessed down a private shared tarmacadam driveway off Vicarage Lane leading to a generous driveway with parking in front and to either side of the double garage

Double Detached Garage

17'4 x 16'7 (5.28m x 5.05m)

Fitted with power, lighting and electric up and over door.

Store

24'10 x 6'5 (7.57m x 1.96m)

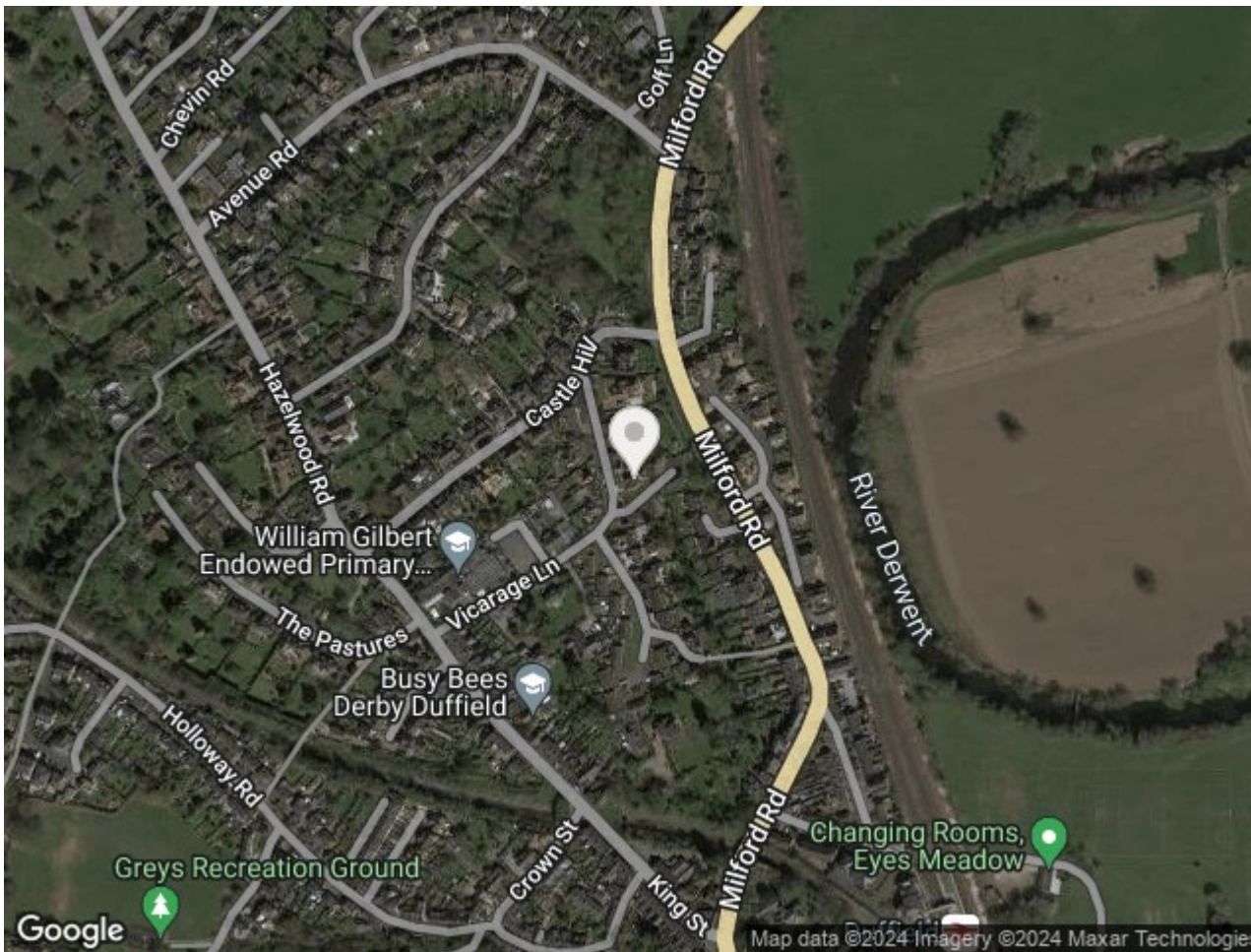
Located at the rear of the property by pathway access underneath the property. Accessed through a glazed door and having light.

Generous Tiered Garden

The property occupies this generous plot and enjoys a tiered garden offer excellent far reaching viewings. There are several patio seating areas, area laid to lawn and the garden is planted with a varied selection of shrubs, plants, trees, hedgerow and also benefits from gated access at the bottom on the garden onto Milford Road.

Council Tax Band - G

Amber Valley Borough Council



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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Energy Performance Graph

