

CURRAN
BIRDS
+ CO

Chadfield Road, Duffield

Offers in excess of:

£495,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



ECCLESBOURNE SCHOOL CATCHMENT - An extended, five bedroom detached family home offering occupying this generous mature plot with delightful south facing gardens. The property has been extended with a double storey extension to both the front and rear, offering the benefit of five double bedrooms and contemporary shower room, the primary bedroom also has the benefit of an en-suite shower room. The property is set within this highly sought after cul-de-sac position close to Chevin Golf Club, located just a short walk away from the noted Ecclesbourne School, Duffield Meadows Primary, William Gilbert Primary School and Duffield's excellent range of local amenities.





The Detail

A well proportioned extended detached family home with generous plot and delightful south facing rear garden with views towards Chevin Golf Club which is located just a short walk away. The property is located in this highly desirable cul-de-sac position off Avenue Road in the highly sought after village of Duffield.

The property benefits from a double storey extension to the front and rear and offers well proportioned living accommodation ideal for the growing family. The accommodation in brief comprises of an extended entrance hallway, ground floor WC, spacious dining kitchen fitted with comprehensive range of integrated appliances and granite work surfaces, separate utility room, spacious living room with double opening doors giving access to a sun room. From here patio doors provide access to the delightful south facing rear garden. The first floor landing leads to five well proportioned bedrooms, contemporary shower room with the primary bedroom having the benefit of an en-suite shower room.

Outside, the property has a block paved driveway that leads to a single attached garage. A true feature of this home is the delightful south facing enclosed rear garden with paved patio, extensive shaped lawn and planting borders.







CURRAN BIRDS + CO

The Location

Nestled in the picturesque Amber Valley, Duffield is a charming village offering an exceptional quality of life. Renowned for its excellent local schools, including the highly-regarded Ecclesbourne Secondary School, Duffield Meadows Primary and William Gilbert Primary School, education in Duffield is top-notch. The village boasts an array of shops catering to daily needs and unique finds, ensuring convenience and variety right at your doorstep. Duffield's connectivity is superb, with easy access to major road links such as the A6, providing swift routes to Derby, Belper, and beyond. The local pub scene is vibrant, featuring popular spots, perfect for a cozy evening out. Dining enthusiasts will delight in the range of restaurants offering diverse culinary experiences. For recreation, Duffield excels with Eyes Meadow, Duffield Cricket Club, Duffield Tennis and Squash Club and Chevin Golf Club, offering ample opportunities for outdoor activities and social gatherings. Whether it's the community spirit, the scenic surroundings, or the wealth of amenities, Duffield is a location that truly has it all.







The Particulars

- Extended Detached Family Home
- Ecclesbourne School Catchment Area
- Desirable Cul-de-Sac Location off Avenue Road
- Over 1550 Square Feet of Accommodation
- Extended Entrance Hallway, WC, Living Room & Sun Room
- Spacious Dining Kitchen & Separate Utility Room
- Five Double Bedrooms, Shower Room & En-Suite Shower Room
- Driveway, Single Garage & Delightful South Facing Garden
- Close to Duffield's Excellent Local Amenities & Railway Station
- Views towards the nearby Chevin Golf Club

Size

Approx 1558.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

E



CURRAN BIRDS + CO



Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.