



Strath House
8b Ecclesbourne Avenue
Duffield
Belper
Derbyshire
DE56 4GE

- Delightful detached family home
- Three modern bathrooms
- Modern kitchen with integrated appliances
- Popular area of Duffield
- Ecclesbourne School catchment area
- Let & Managed by Scargill Mann & Co

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EST. 1995

GENERAL INFORMATION

A delightful detached family home located in the center of Duffield Village very close to the popular Ecclesbourne Secondary School. The property in brief; comprises of two spacious reception rooms, Modern kitchen dinner with integrated appliances, three bedrooms and three Modern bathrooms.

LOCATION

The property occupies a central position in the popular area of Duffield, which has a comprehensive range of popular shops, cafés, and also within easy access of local schools.

ACCOMMODATION

ON THE GROUND FLOOR

HALLWAY

Composite front door, wooden flooring, central heating radiator, carpeted stairs to first floor.

KITCHEN/DINER

6.93m x 2.68m (22'8" x 8'9")

Well-appointed with an impressive range of fitted wall, base and tall larder units, granite work surfaces, inset Belfast style sink fitted into the upvc double glazed bay window with blinds, Rangemaster triple oven with five burner gas hob and extractor fan over, American style fridge freezer and an integrated dishwasher and washing machine. Ample space for a dining table and chairs also with upvc double glazed French doors and window to rear.





LOUNGE

5.37m x 4.00 (17'7" x 13'1")

Open plan access from the dining kitchen and offering a large lounge area, carpeted with a feature stone fireplace, large upvc double glazed window overlooking the rear garden, media connections and two central heating radiators.

RECEPTION ROOM

5.07m x 2.71m (16'7" x 8'10")

Wooden flooring, front and side upvc double glazed windows with Venetian blinds, radiator, access into:

WC

shower enclosure with mains overhead shower, low level WC and wash basin sat on store unit, tiled floor, glass block window and extractor fan.

TO THE FIRST FLOOR

BEDROOM ONE

5.23m x 4.06m (17'1" x 13'3")

Spacious with an attractive ceiling line and a rear facing upvc double glazed window with fitted roller blind, media connections, radiator.

BEDROOM TWO

3.68m x 2.73m (12'0" x 8'11")

Upvc double glazed window with fitted roller blind overlooking the rear garden, built in cupboards, radiator.

BEDROOM THREE

3.82m x 2.57m (12'6" x 8'5")

EN-SUITE

Fitted with a shower enclosure having a mins overhead shower, low level WC, wash basin, tiled floor, chrome towel radiator and extractor fan.

BATHROOM

2.71m x 2.71m (8'10" x 8'10")

Spacious four-piece suite comprising a deep freestanding bath, shower enclosure with a mains overhead shower, wash basin and low level WC, tiled floor, upvc double glazed window, chrome towel radiator and extractor fan.

OUTSIDE & GARDENS

To the front of the property is a large driveway providing off road parking. There is gated side access leading to a south facing garden with patio, lawn and established planted borders.

DIRECTIONAL NOTE

When approaching from Derby on the A6 following the signs to Duffield Village, take the first right once you enter the village onto Ecclesbourne Avenue. The property is located on the right hand side approximately half way down.

SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available Now

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

ADDITIONAL INFORMATION

Property construction: Stone & Tile

Parking: Driveway

Electricity supply: MAINS -

Gas Supply: Mains

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central heating

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.

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