



## 7 Park Road, Duffield, Belper, DE56 4GL

**£675,000**



A beautifully presented traditional family home situated in the sought after village of Duffield, within the Ecclesbourne School Catchment. The impressive detached home has been extended to provide generously proportioned accommodation with a driveway, garage and south westerly facing garden. Viewing is highly recommended.





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**£675,000**



The well proportioned detached family home extends to 2160 sq meters. Offering deceptively spacious, yet versatile six bedroom accommodation comprising a welcoming reception hallway, lounge with a feature fireplace, generous family room and a superb dining kitchen well equipped with integrated appliances, separate laundry room and guest WC with useful cloaks storage. To the first floor there are four double bedrooms and a family bathroom. To the second floor is the principal suite comprising bedroom one, luxury shower room and bedroom six/dressing room.

Benefitting from quality UPVC double glazed windows and doors and Virgin fibre broadband connection. The gas central heating installation has a pressurised hot water system with oversize piping to allow ample hot water to run two showers simultaneously,

To the front of the property is a double driveway providing ample off road parking for 3/4 vehicles and allowing access to the integral garage. Having side access to the south westerly facing rear garden, being laid to lawn with a sunny patio area and a high degree of privacy, perfect for alfresco dining and entertaining.

Duffield is a sought after village with excellent local amenities situated within the Ecclesbourne School catchment. The village

has a railway station, excellent local shopping, sports clubs, bars and restaurants. Close to major road links with direct access to Derby and Nottingham via A38, M1 and A6, which provides the gateway to the stunning Peak District.

## **ACCOMMODATION**

A half glazed composite entrance door allows access.

## **ENTRANCE PORCH**

There is a double in-built cloaks cupboard providing storage and ceramic tiled flooring.

## **RECEPTION HALLWAY**

19'6 x 7' (5.94m x 2.13m)

Having a radiator and an internal door into the garage. Stairs climb to the first floor.

## **GUEST WC**

Appointed with a low flush WC and wash hand basin, ceramic tiled flooring and a storage area with coat hangings and shoe storage.

## **LOUNGE**

16'2 x 11'4 max (4.93m x 3.45m max)

A bright room with a large UPVC double glazed window to the front, an oak fire surround with granite hearth and insert housing a living flame gas fire, TV aerial point and satellite connection, radiator, wall lighting and telephone point.

## FAMILY ROOM

21'2 x 10'11 (6.45m x 3.33m)

A generous family room with ceramic tiled flooring, two radiators, telephone point and two TV aerial points, wall lighting and UPVC double glazed French doors with side windows, open onto the garden.

## IMPRESSIVE DINING KITCHEN

16'1 x 17'8 max measurements reducing to 12' (4.90m x 5.38m max measurements reducing to 3.66m)

Thoughtfully designed and comprehensively appointed with a quality range of 16 base cupboards, 1 of which incorporates the built in AEG dishwasher, 8 standard drawers, 9 over worktop / oven cupboards, 2 deep pan drawers and 5 full height cupboards, 2 of which incorporate the full height, built in, AEG fridge and freezer. Two AEG pyrolytic electric ovens are built into a further full height unit. Wherever possible, over worktop and full height cupboards are extended to ceiling level to aid cleaning.

Approximately 60 sq ft of quality quartz

worktop incorporates the built in white composite double sink with drainer and 5 ring AEG induction hob (with built in AEG extractor over). Quality glass splashback tiling, with stainless steel edging strips, extends behind all worktops and over windowsills. There are 24 appliance sockets, two of which are built into a wall unit to provide an enclosed charging point.

There is ceramic tiled flooring, 3 kick heaters fed by the gas central heating, inset spot lighting and under cupboard / extractor mood lighting. A panelled door opens into :

## UTILITY ROOM

5'3 x 4'3 (1.60m x 1.30m)

Fitted with a range of shelving with a hanging rail, plumbing for an automatic washing machine, space for a tumble dryer, inset spot lighting, ceramic tiled flooring and a half glazed entrance door allows access to the side.

## TO THE FIRST FLOOR





## LANDING

There is a UPVC double glazed window to the front elevation, two radiators and stairs climb off to the second floor.

## BEDROOM TWO

11'11 x 11'3 (3.63m x 3.43m )

A generous double room having a UPVC double glazed window to the front elevation, radiator and a TV aerial point.

## BEDROOM THREE

10'11 x 10'3 (3.33m x 3.12m)

There is a UPVC double glazed window to the rear elevation and radiator.

## BEDROOM FOUR

11'4 x 7'10 (3.45m x 2.39m)

Currently used as a home office, perfect for home working, there are three work stations, a radiator, and a UPVC double glazed window to the front elevation.

## BEDROOM FIVE

10'4 x 7'11 (3.15m x 2.41m)

Having a UPVC double glazed window to the rear elevation and a radiator.

## FAMILY BATHROOM

8'1 x 6'11 (2.46m x 2.11m)

Appointed with a white three piece suite comprising bath with a glazed screen and thermostatic shower, pedestal wash hand basin and a low flush WC. There is complementary full tiling, heated towel radiator, UPVC double glazed window to the rear elevation, recessed mirror, wall light, shaver point, two in-built floor to ceiling cupboards with shelving providing excellent linen and personal items storage.

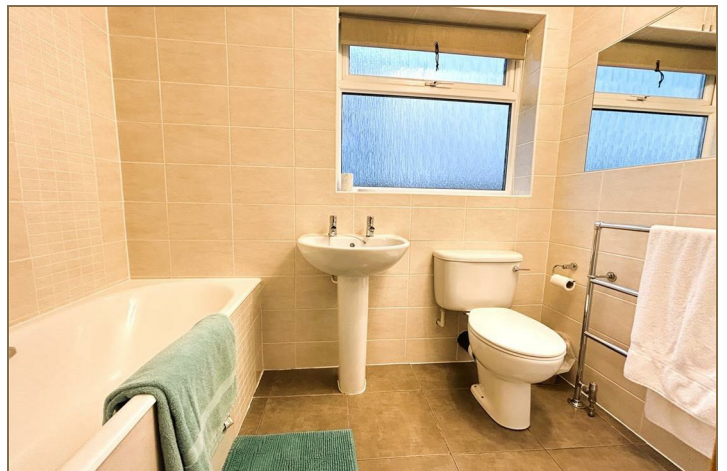
## SECOND FLOOR LANDING

6'4 x 3'3 (1.93m x 0.99m)

## PRINCIPAL BEDROOM

19'11 x 15'2 into dormer window (6.07m x 4.62m into dormer window)

A spacious room, beautifully fitted with a range of built-in wardrobes, drawers and dressing table with limed oak finish, two radiators, TV aerial point and dual aspect double glazed windows to the front and rear elevations. There is access to eaves storage space.





## LUXURY SHOWER ROOM

10'6 x 8'9 (3.20m x 2.67m)

Beautifully appointed with a luxury shower suite having a walk-in double enclosure with an in-built, floor to ceiling glazed shower screen and thermostatic drench shower and hose attachment, his and hers wash hand basins with useful storage beneath and a low flush WC. There is an inset full height mirror, inset over counter mirror heated towel radiator, ceramic tiled floor and matching wall tiles, extractor fan, UPVC double glazed window to the rear

## BEDROOM SIX/ DRESSING ROOM

10'7 x 8'5 (3.23m x 2.57m )

Double bedroom Ideal for a dressing room or nursery, there is radiator and dual aspect UPVC double glazed windows to the front and side elevations.

## OUTSIDE

To the front of the property is a walled fore garden with a tarmac driveway providing generous off road parking and leading to an

integral garage. Outside lighting and a path to the side of the house leads through an arch to the external boiler room housing a Viessman boiler and pressurised hot water system.

## GARAGE

16'1 x 8'1 (4.90m x 2.46m)

Having an up and over door, light, power and an internal door into the hallway.

## GARDEN

The enclosed rear garden, is mainly laid to lawn, enjoying a south westerly aspect with a sunny patio, perfect for alfresco dining and entertaining. There is a wooden garden shed, outside tap, external lighting and double power point.



Road Map



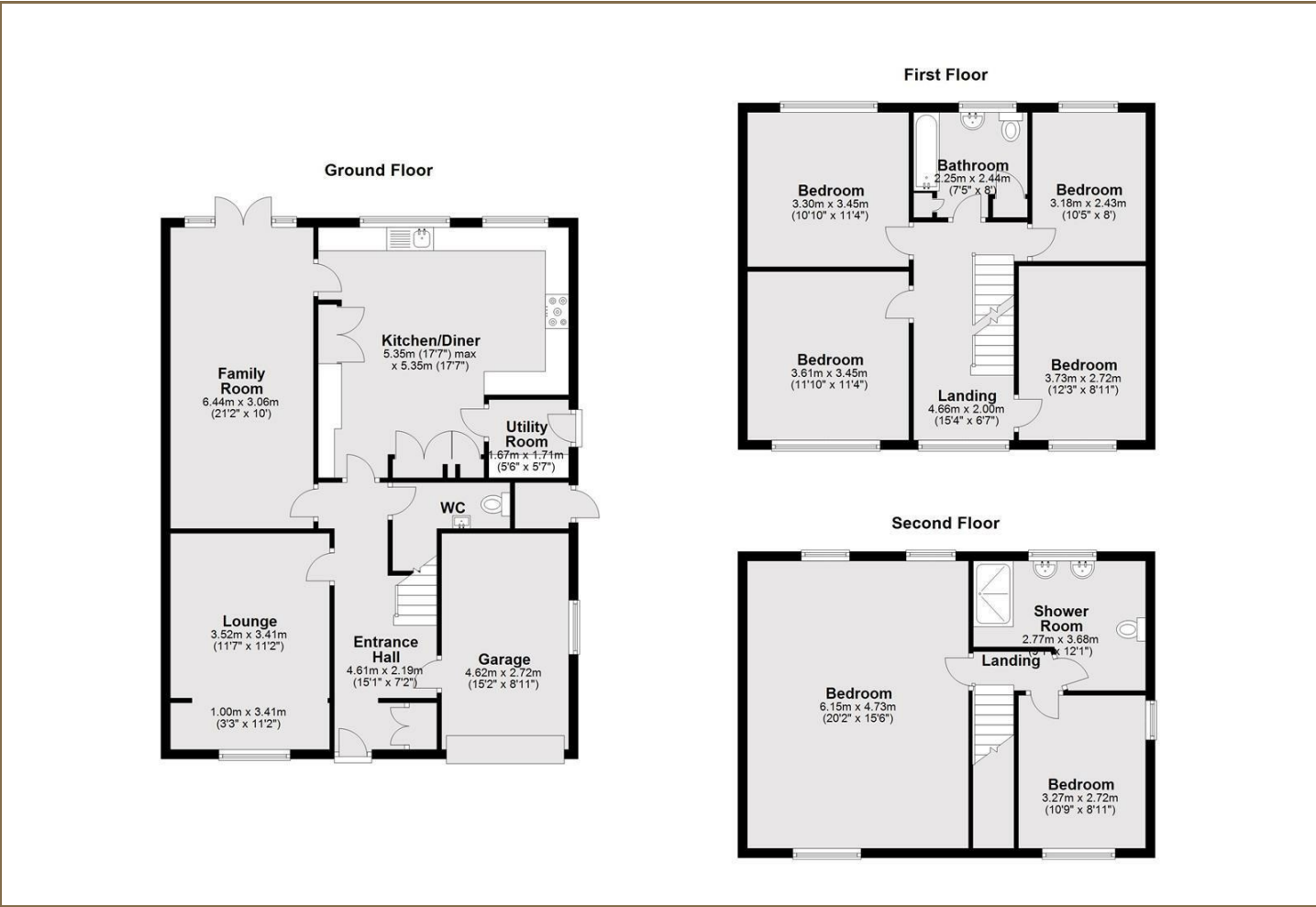
Hybrid Map



Terrain Map



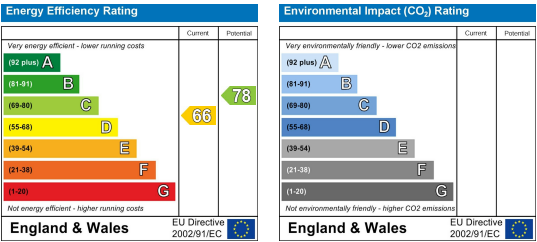
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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