



15 St. Ronans Avenue, Duffield, Belper, DE56 4HG

£499,950



A well presented modern family home situated in the sought after village of Duffield, within the Ecclesbourne School Catchment. The well proportioned three double bedroom accommodation has a conservatory, south facing garden and a double tandem garage. Viewing is strongly recommended.



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The welcoming accommodation is within easy walking distance of Duffield and its local amenities, comprising an entrance hallway, guest WC, lounge with bow window, light and spacious dining room, UPVC conservatory, fitted kitchen with integrated appliances, three double bedrooms with principal bedroom one having fitted furniture and en-suite bathroom and a family bathroom.

Benefitting from UPVC double glazed windows and doors, security alarm system and a gas central heating.

To the front of the property is a lawned garden with a driveway to the side providing ample off road parking and leading to a double tandem garage. The enclosed south facing garden is laid to lawn with a sunny patio and summerhouse.

The property is situated conveniently close to the excellent local amenities Duffield offers, with a busy railway station, Ecclesbourne School, local shops, popular bars, restaurants and sports clubs. Having easy access to Derby and Nottingham via major road links, ie A38, M1 and A6, which forms part of the World Heritage corridor and provides the gateway to the stunning Peak District.

ACCOMMODATION

A half glazed UPVC entrance door allows access.

ENTRANCE HALLWAY

Having a UPVC double glazed window to the side, radiator, inset spot lighting and coving to the ceiling, telephone point, wood grain Karndean flooring and an in-built cupboard providing shoe storage.

GUEST WC

Having a close coupled low flush WC and wall mounted wash hand basin with a vanity cupboard

beneath, inset spot lighting, UPVC double glazed window to the side, radiator, wood grain flooring and a built-in cupboard has shelving.

SITTING ROOM

14'1 x 10'10 (4.29m x 3.30m)

There is a UPVC double glazed bow window to the front, radiator, TV aerial point, coving and a half glazed interior door opens into :

DINING ROOM

13'5 x 12' (4.09m x 3.66m)

There is a leaded light feature window looking into the conservatory and UPVC French doors provide access, radiator, a built-in understairs cupboard and stairs climb to the first floor. A interior door opens into the kitchen.

CONSERVATORY

12' x 11'7 (3.66m x 3.53m)

Constructed with a brick built base, UPVC double glazed windows and French doors with a triple polycarbonate roof, radiator, light, power, ceramic tiled flooring and bespoke blinds.

FITTED KITCHEN

14'2 x 7'10 (4.32m x 2.39m)

Appointed with a range of oak base cupboards, drawers and eye level units with granite effect rolled top work surface over incorporating a one and a half stainless steel sink drainer with mixer taps and splash back tiling. Integrated Neff electric oven, gas hob, extractor hood, under counter fridge and freezer, plumbing for a dishwasher and automatic washing machine. There is under plinth lighting, coving, wood grain Karndean flooring and a UPVC half glazed door provides access to the garden.

TO THE FIRST FLOOR

LANDING

There is inset spot lighting, a built-in airing cupboard and there is access to the part boarded roof void.

BEDROOM ONE

12'8 x 9'8 (3.86m x 2.95m)

Fitted with a range of built-in furniture comprising double mirrored wardrobes, over head cupboards, dressing table and bedside cabinets, two radiators, coving. TV aerial point, reading wall lights and a UPVC double glazed window to the rear elevation.

ENSUITE BATHROOM

Appointed with a corner bath with an electric shower over, vanity wash hand basin and low flush WC, heated towel radiator, coving, complementary full tiling and a UPVC double glazed window to the rear elevation.

BEDROOM TWO

10'11 x 11'4 (3.33m x 3.45m)

Having a UPVC double glazed window to the front elevation, radiator, coving and an in-built double wardrobe over stair void.

BEDROOM THREE

8'9 x 8'5 (2.67m x 2.57m)

There is a built-in wardrobe, radiator and a UPVC double glazed window to the front elevation.

FAMILY BATHROOM

Appointed with a panelled 'P' shaped bath with a thermostatic shower and glazed screen over, vanity wash hand basin and a close coupled WC, complementary full tiling. heated towel radiator, vinyl flooring and a UPVC double glazed window to the side elevation.

OUTSIDE

To the front of the property is a mature front garden, being laid to lawn with a rockery garden and a block paved driveway provides off road parking for several vehicles and leads to the garage. A secure gate provides access to the rear sunny garden.

GARAGE

22'1 x 8'5 (6.73m x 2.57m)

There is an electronic up and over door, light, power, window, over head storage and a personal door to the side.

GARDEN

The south facing rear garden is enclosed with established flower beds and fencing to the borders, lawns with a sunny paved patio, garden pond and a summer house.



Road Map



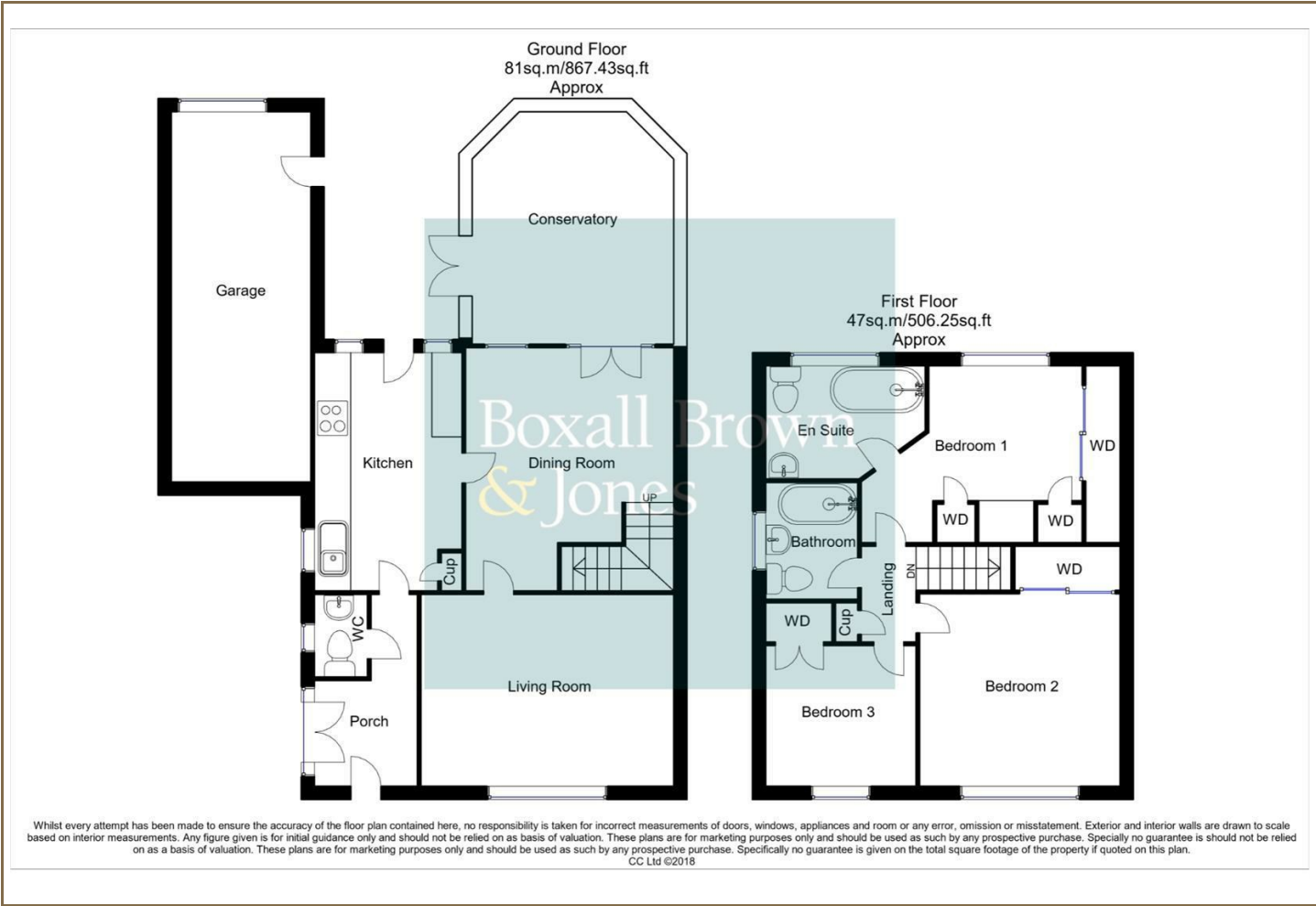
Hybrid Map



Terrain Map



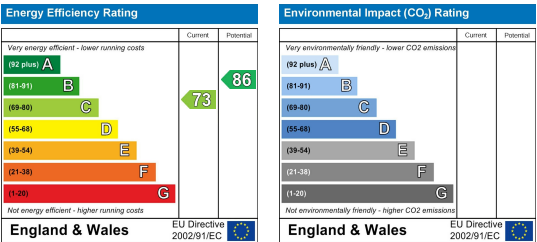
Floor Plan



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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