

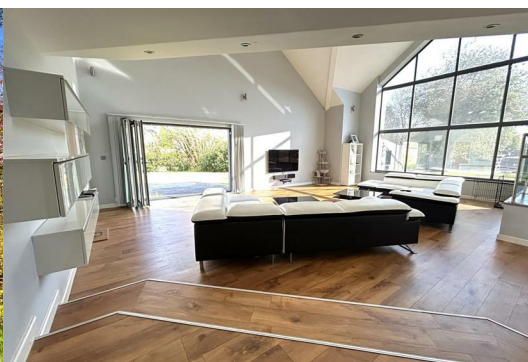


## 32 Hazelwood Road, Duffield, Belper, DE56 4AA

**£1,295,000**



An opportunity to acquire a bright and spacious contemporary six bedroom family home situated in the sought after Hazelwood Road, within the village of Duffield and the Ecclesbourne School Catchment. The architecturally designed and extended accommodation offers modern open plan living with generous gardens, which wrap around the property, with cabin building and double garage. Viewing is highly recommended.





# 32 Hazelwood Road, Duffield, Belper, DE56 4AA

£1,295,000



An individual detached family home offering generously proportioned yet versatile accommodation having a superb architect designed open plan lounge with double height ceiling, gallery and feature Apex window which floods the impressive room with natural light. A split level open plan diner with glazed balustrade and a well equipped contemporary kitchen has integrated appliances and pantry, separate utility room and guest WC . There is a spacious cinema room, hi-fi/music room with in-built sound proofing. The central reception hallway has a contemporary entrance door with three ground floor double bedrooms and an adapted luxury shower room. This area would convert easily to a ground floor annex. An individual staircase climbs to an impressive principal suite with luxury en-suite and gallery balcony. A second staircase leads to two further double bedrooms, one with en-suite shower facility.

The property benefits from a security alarm system, quality UPVC and aluminium double glazed windows and hard wood doors. The central heating and underfloor heating is fired by a gas boiler.

The property sits in generous grounds, which are laid to lawn with mature hedging and trees. A double driveway provides ample car parking, hardstanding area and leads to a detached double garage. There is an insulated wooden cabin with bar and work station to

the rear, a paved seating area with gazebo is perfect for alfresco dining and entertaining.

The property is situated conveniently close to Duffield and its excellent local amenities, Ecclesbourne School catchment having a busy railway station, 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

An open storm porch with canopy, outside light and a contemporary hardwood entrance door with a glazed insert allows access.

## RECEPTION HALLWAY

There are two full height windows to the side, wood grain Karndean flooring, a range of coat hangings, vertical mirror radiator, coving and a built-in cupboard houses the pressurised hot water cylinder.

## CINEMA ROOM

17'11 x 13'2 (5.46m x 4.01m )

Having a large UPVC double glazed picture window to the front fitted with bespoke blinds, radiator, wall lights, in-built speakers and surround sound. There is a contemporary living flame gas fire with granite hearth and surround.

## KITCHEN

20'2 x 10'10 (6.15m x 3.30m )

Comprehensively appointed with a range of stylish high gloss base cupboards and deep pan drawers with extensive granite work surface over incorporating an inset one and a half bowl stainless steel sink drainer with hose mixer taps and glass splash backs. Integrated appliances include a Neff hide and slide oven, combination oven, Dedetrich induction hob, extractor hood, two under counter fridges, dishwasher and wine cooler. There is a UPVC double glazed window to the rear, overlooking the garden, Karndean flooring and a walk-in pantry with shelving, light, power and the wall mounted Baxi boiler serves the domestic hot water and central heating system. The kitchen is open to :

## DINER

9' x 10'8 (2.74m x 3.25m )

A light open split level space with stainless steel and glass balustrade overlooking the lounge, vertical radiator and matching Karndean flooring.

## LOUNGE

29'3 x 22'7 (8.92m x 6.88m)

Steps down to the impressive open lounge with double height architectural ceiling, large feature Apex double glazed window to the front, which floods the room with natural light and heat. There is wood grain oak effect flooring with under floor heating, horizontal wall cabinets, recessed mood spot lighting and wall lights, TV aerial point and bi-fold aluminium doors opening onto the side patio. Oak door opens into :

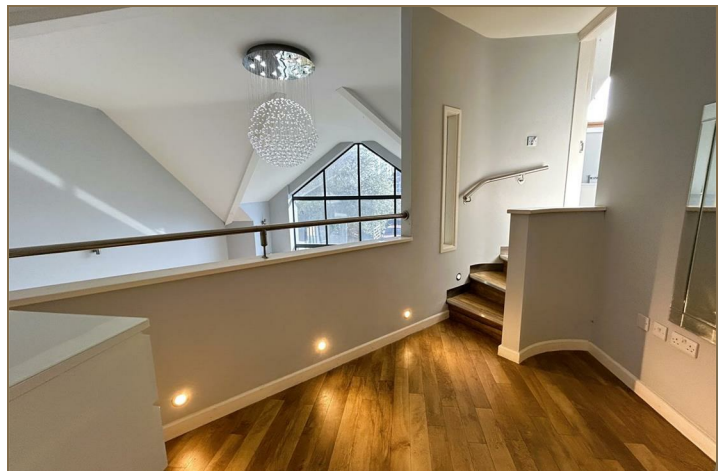
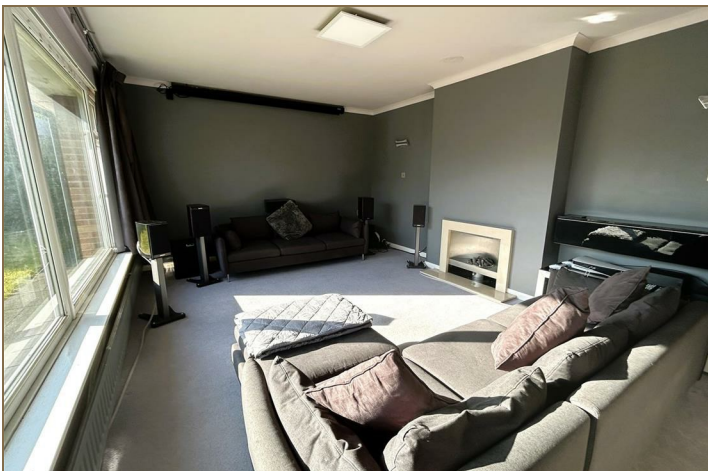
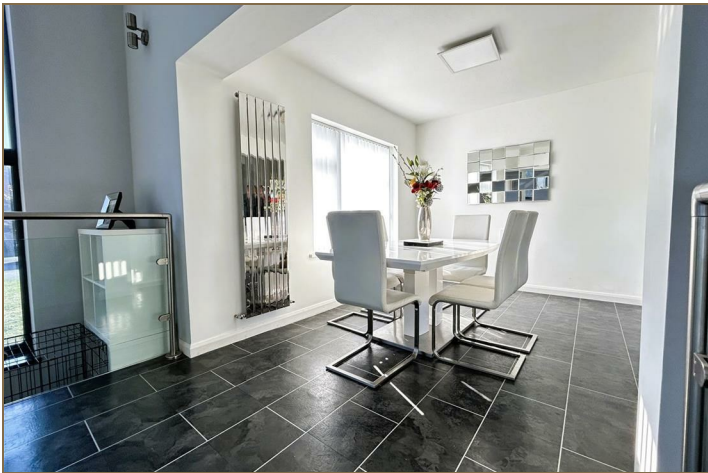
## OFFICE

18'6 x 12'6 (5.64m x 3.81m )

The room is fully insulated with under floor heating, dual aspect UPVC double glazed windows and wall lights.

## REAR LOBBY

Having a half glazed UPVC entrance door opening to the side and stairs climb to the principal suite.





## UTILITY ROOM

13'4 x 5'9 (4.06m x 1.75m )

Fitted with a range of white base cupboards with rolled top work surface over incorporating an inset stainless steel sink with mixer tap and splash back tiling, plumbing for a washing machine and space for a tumble dryer. There is radiator, extractor fan, vinyl flooring and a UPVC double glazed window to the rear.

## GUEST WC

Appointed with a low flush WC, vanity wash hand basin, heated towel radiator, extractor fan, inset spot lighting and complementary half tiling.

## STAIRS CLIMB TO THE PRINCIPAL FIRST FLOOR BEDROOM

### BEDROOM ONE

18'10 x 15'11 (5.74m x 4.85m )

There is a UPVC double glazed window to the rear elevation, double Velux skylight windows to the side elevation, oak effect flooring, wall lighting, feature horizontal slit windows

overlook the lounge and there is access to eaves storage. A door opens onto :

## GALLERY BALCONY

There is matching oak effect flooring, inset spot lighting and an open curved balcony with stainless steel hand rail. Steps climb to :

## LUXURY ENSUITE BATHROOM

14'7 x 12'7 (4.45m x 3.84m )

Beautifully appointed with a contemporary suite comprising a large deep panelled bath with central taps, double shower enclosure with rainfall power shower, low flush WC and a vanity wash hand basin, oak effect flooring, inset mood spot lighting, extractor fan, Velux skylight window, illuminated mirror and a heated towel radiator.

## GROUND FLOOR BEDROOM FOUR

12' x 11'3 (3.66m x 3.43m )

Having a UPVC double glazed window to the rear, wood effect flooring, radiator and TV aerial point.





## GROUND FLOOR BEDROOM FIVE

12 x 11'2 (3.66m x 3.40m )

There are dual aspect UPVC double glazed windows to the front and side, TV aerial point, radiator, wall lights and a range of shelving.

## GROUND FLOOR BATHROOM

12'2 x 8'6 (3.71m x 2.59m )

Appointed with a four piece suite adapted with mobility aids, having a wet room style double enclosure with a drench shower, panelled bath with central taps, wall mounted wash hand basin and a low flush WC. There is complementary full wall tiles and matching ceramic tiled floor, inset spot lighting, mirror cabinet, two UPVC double glazed windows to the rear and an extractor fan.

## GROUND FLOOR BEDROOM SIX

16'1 x 12 + wardrobe recess (4.90m x 3.66m + wardrobe recess)

There is a range of in-built mirror wardrobes providing hanging and shelving, TV aerial point, radiator, UPVC double glazed window

to the front, wall lighting and wood grain flooring.

## TO THE FIRST FLOOR

### GALLERY LANDING

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

### BEDROOM TWO

15'9 x 14'5 (4.80m x 4.39m )

There is wood effect flooring, radiator, a range of shelving and three Velux skylight windows flood the room with natural light.

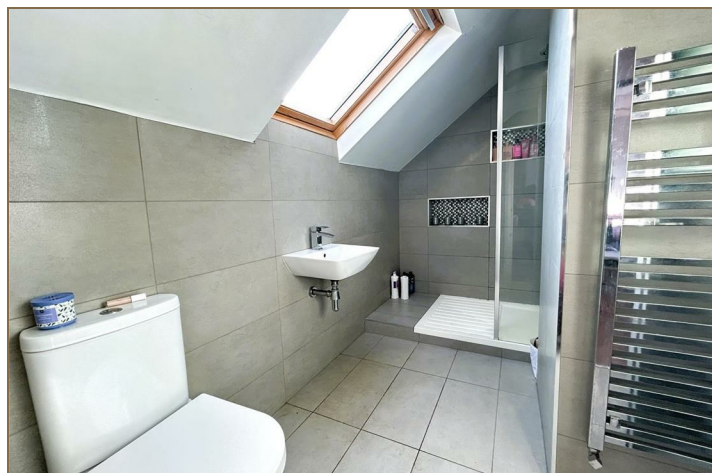
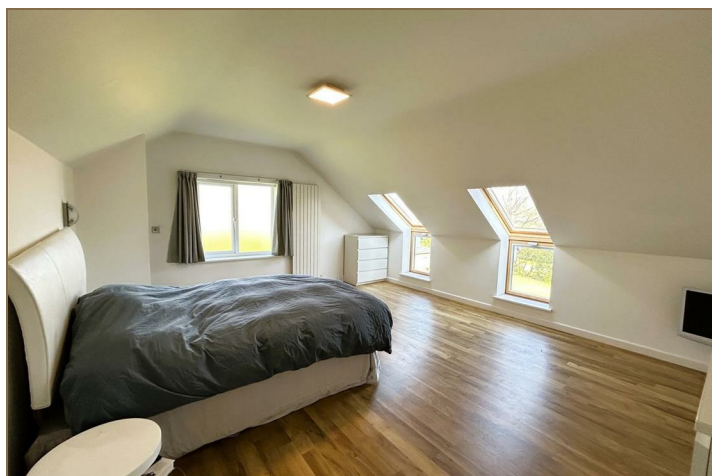
### ENSUITE

Beautifully appointed with a double shower enclosure with a thermostatic drench shower, low flush WC and a wall mounted wash hand basin with complementary full tiling, heated towel radiator, built-in cabinets, extractor fan, inset spot lighting and tiled flooring.

### BEDROOM THREE

11'11 x 11'11 (3.63m x 3.63m)

A well proportioned room with wood grain



oak effect flooring, UPVC double glazed window to the side gable and a built-in wardrobe providing hanging and shelving.

### **OUTSIDE**

The property sits in generous lawned gardens with mature hedging to the boundary. A sweeping driveway provides ample off road parking and leads to a detached double garage.

### **GARAGE**

17'7 x 19'11 (5.36m x 6.07m)

Having an electronic up and over door, light, power, window and a personal door to the side.

### **GARDEN**

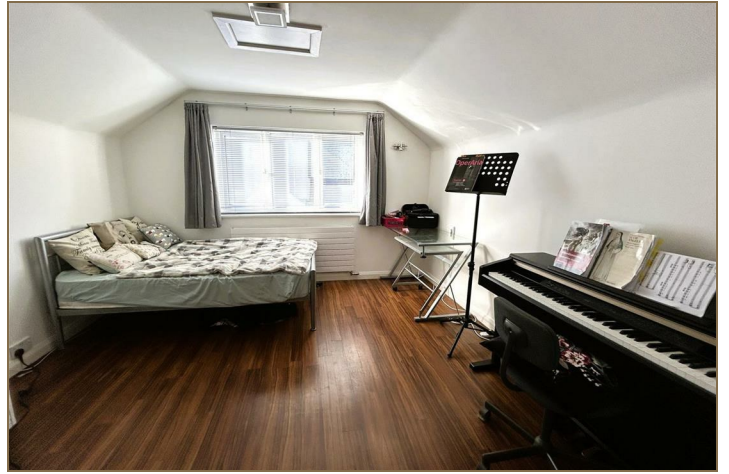
The mature grounds wrap around the property with a sunny paved seating area to the front with a path leading to the front porch. The lawns extend to side with a cherry blossom and magnolia tree, paths continue around the property to a paved patio having a pergola, perfect for alfresco dining and entertaining.

### **GARDEN CABIN**

Constructed from insulated spruce with double glazed windows, French doors, light, power suitable for home office. Having a bar and relaxing outdoor area.







Road Map



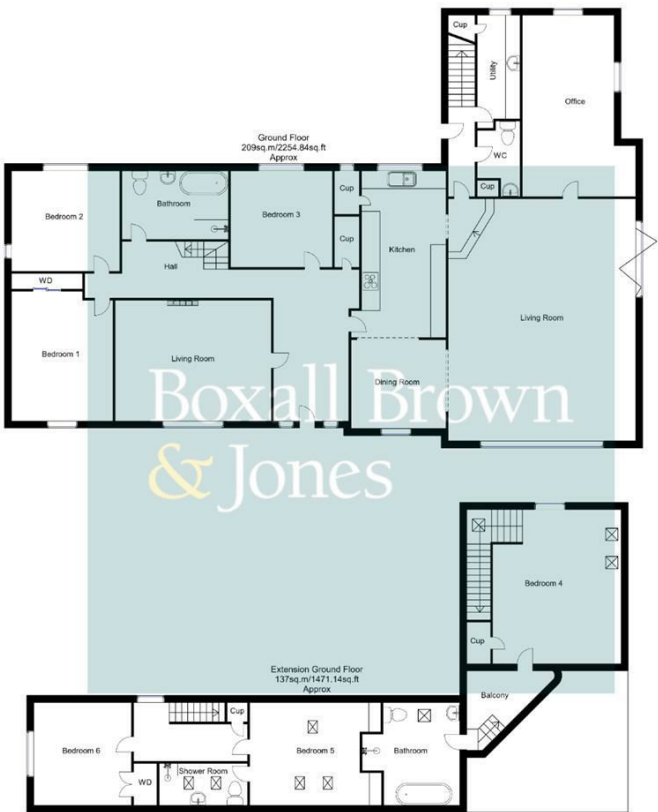
Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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Viewing

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

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Energy Efficiency Graph

