



12 Hazel Grove, Duffield, Belper, DE56 4GP

£710,000



Situated in a quiet cul de sac location. An impressive and generously proportioned family home offers versatile five bedroomed accommodation with a driveway providing ample car parking, detached double garage and a sunny rear garden. Viewing is strongly recommended.



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The welcoming accommodation comprises an entrance hallway, guest WC, generous sitting room with box bay windows, spacious lounge diner with patio doors opening into the garden, well equipped breakfast kitchen with integrated appliances, separate utility room and a home office/ study room. To the first floor there is a gallery landing with a family bathroom and five good sized bedrooms, principal bedroom one has built-in furniture and luxury en-suite shower room.

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

To the front of the property is a walled fore garden with a generous driveway providing ample car parking, electric car charger and leading to a detached double garage. The sunny rear garden is laid to lawn with mature trees, shrubs and an extensive paved patio, 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

A half glazed UPVC entrance door allows access.

ENTRANCE HALLWAY

16' x 7'4 (4.88m x 2.24m)

Having solid wooden flooring, radiator, coving, wall lights and stairs climb to the first floor.

GUEST WC

Appointed with a low flush WC, wall mounted wash hand basin with splash back tiling, radiator, ceramic tiled flooring .

SITTING ROOM

22'3 x 14'4 (6.78m x 4.37m)

A light and spacious room with two UPVC double glazed box bay windows to the front, solid oak flooring, decorative dado rail and coving, a recessed fire place with marble hearth and mantel shelf houses a multi-fuel stove. There is wall lighting, two radiators, TV aerial point and telephone point. Double doors open into :

DINING ROOM

21'9 x 10'5 (6.63m x 3.18m)

French doors open onto the garden and flood the room with natural light, UPVC double glazed window to the rear, two radiators and a door opens into :

KITCHEN

16'5 x 11'6 (5.00m x 3.51m)

Comprehensively fitted with a range of cream shaker style base cupboards, drawers and eye level units with granite effect rolled top worksurface incorporating a one and a half stainless steel sink drainer with mixer tap and splash back tiling. There is a dual fuel Smeg range cooker with extractor hood, space for a fridge freezer, radiator, ceramic tiled flooring, inset mood lighting, two UPVC double glazed windows overlook the garden and a built-in pantry with light, power and shelving.

UTILITY ROOM

16'1 x 6'2 (4.90m x 1.88m)

There is dual aspect UPVC entrance doors allowing access from the front and rear, matching shaker style base cupboards with a stainless steel sink drainer with mixer taps and splash back tiling. Having plumbing for an automatic washing machine and dishwasher with space for a tumble dryer, radiator, ceramic tiled flooring. The Vaillant boiler

serves the domestic hot water and central heating system.

HOME OFFICE

15'6 x 7'11 (4.72m x 2.41m)

There is a UPVC double glazed window to the front, radiator and coving to the ceiling.

TO THE FIRST FLOOR

GALLERY LANDING

There is an in-built airing cupboard providing linen storage and housing the hot water cylinder. Having access to the part boarded roof void, via a loft ladder with light.

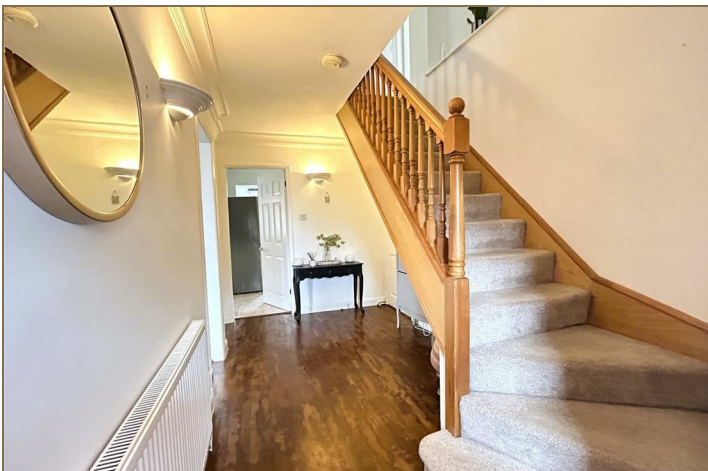
BEDROOM ONE

17'9 x 10'4 (5.41m x 3.15m)

Fitted with a range of built-in furniture with double wardrobes, drawers and bedside cabinets, radiator, TV aerial point and a UPVC double glazed window to the rear elevation.

ENSUITE SHOWER ROOM

Appointed with a double shower enclosure with a thermostatic shower over, vanity



wash hand basin with useful storage beneath and a low flush WC. There is complementary half tiling, illuminated mirror, inset spot lighting, extractor fan, heated towel radiator, wood effect flooring, radiator and a UPVC double glazed window to the rear elevation.

BEDROOM TWO

15'11 x 15'9 max measurements (4.85m x 4.80m max measurements)

The room has two areas one ideal for a study area with radiator and UPVC double glazed window to the front and sleeping space with a second UPVC double glazed window to the front elevation, radiator and coving.

BEDROOM THREE

11'11 x 11'10 extending to 17'8 (3.63m x 3.61m extending to 5.38m)

Having coving to the ceiling, radiator, TV aerial point and two UPVC double glazed windows the side and front elevations.

BEDROOM FOUR

10'1 x 8'6 (3.07m x 2.59m)

There is a UPVC double glazed window to the front elevation, coving, radiator and a TV aerial point.

BEDROOM FIVE

10'3 x 7'11 (3.12m x 2.41m)

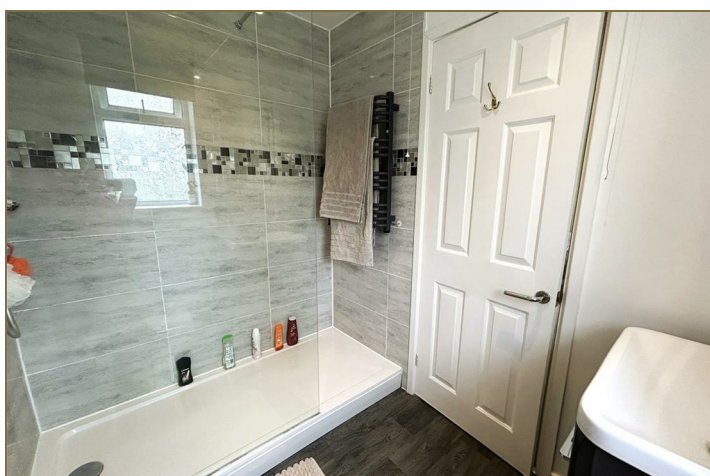
Having oak effect flooring, coving, TV aerial point, radiator and a UPVC window to the rear elevation.

FAMILY BATHROOM

Appointed with a three piece suite comprising a panelled bath with a glazed shower screen and an electric shower over, vanity wash hand basin and a low flush WC, complementary half tiling, wood effect flooring, radiator, illuminated mirror, spot lighting, extractor fan, heated towel radiator and a UPVC double glazed window to the rear elevation.

OUTSIDE

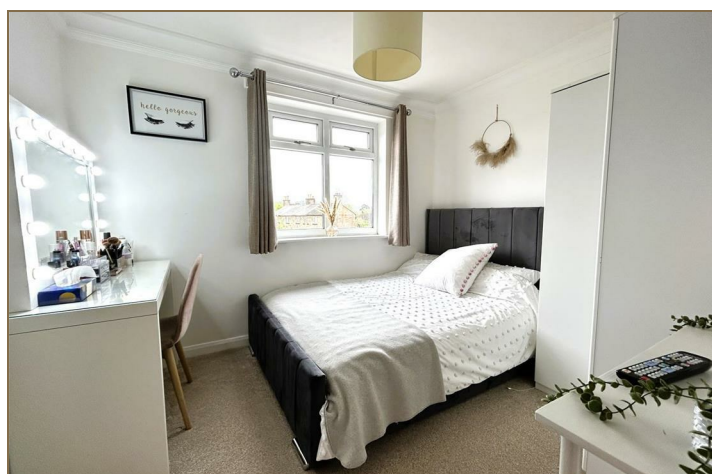
To the front of the property is a walled fore garden with an electric car charger and a



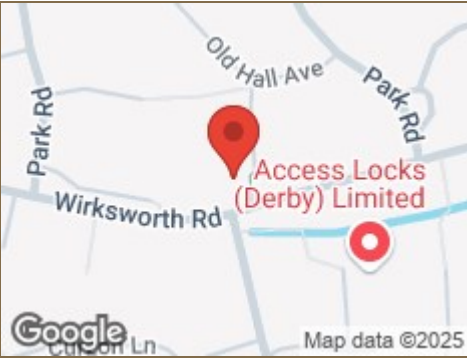
generous Presscrete driveway providing off road parking for several vehicles, which leads to a detached double garage.

GARDEN

The sunny rear garden enjoys a high degree of privacy, being mainly laid to lawn with established borders with fruit trees, shrubs and flowering plants. A generous paved patio is perfect for alfresco dining and entertaining with outdoor lights, power points, tap and shed.



Road Map



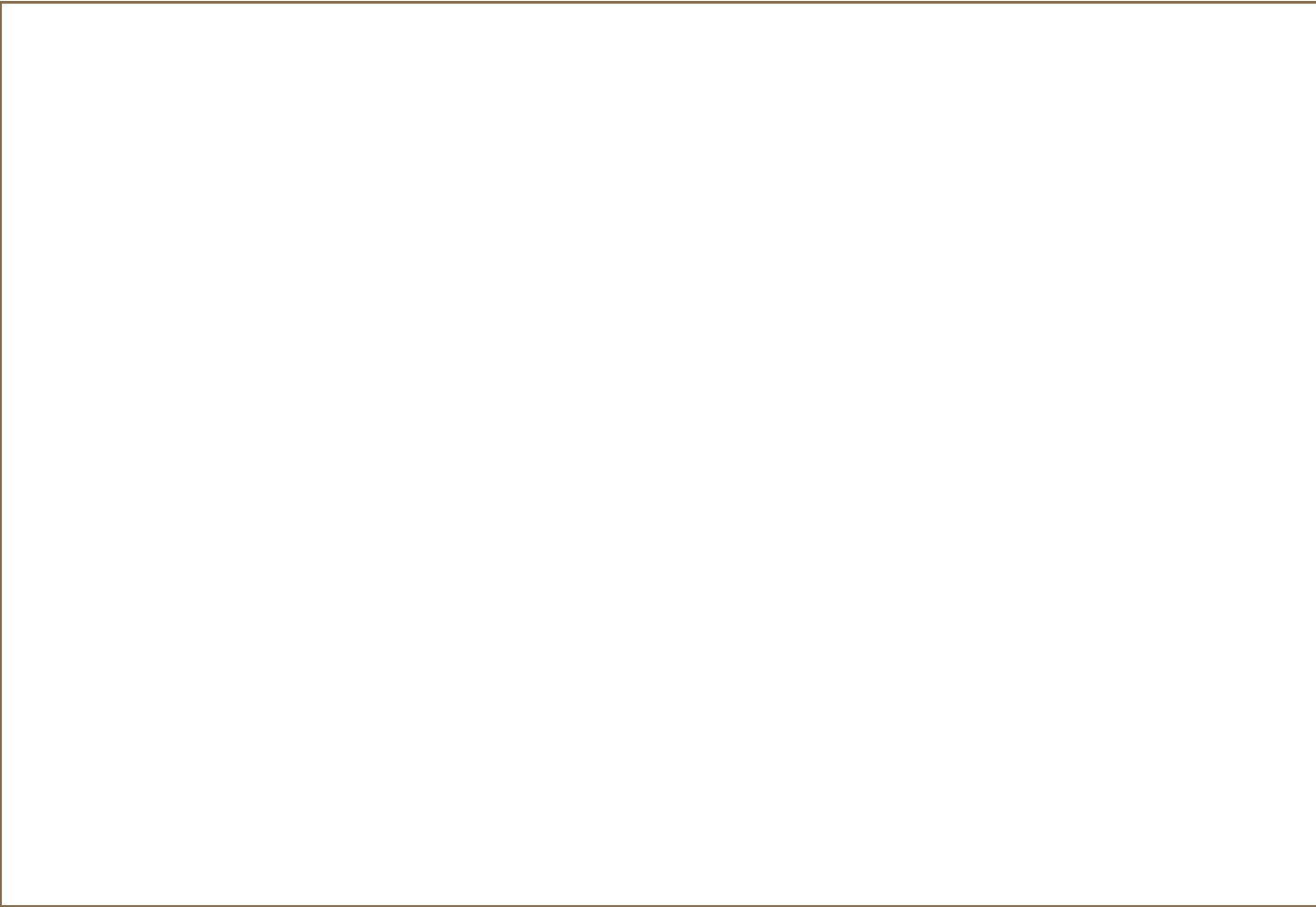
Hybrid Map



Terrain Map



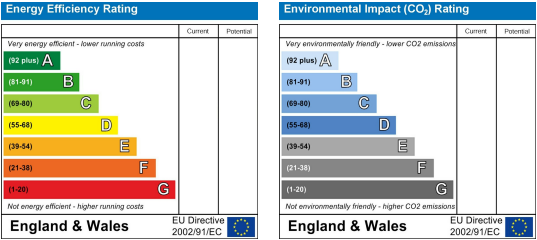
Floor Plan



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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