

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Riverside, 26 Ecclesbourne Avenue Duffield, Belper, Derbyshire DE56 4GE



**A deceptively spacious and superbly presented three bedroom detached bungalow occupying a prime position close to the River Ecclesbourne with immediate reach of a full range of amenities**

- Ecclesbourne School catchment • Ideal for a family • Versatile living accommodation • Presented to a high standard • Upvc double glazing and gas central heating • Porch • Spacious entrance hall • Beautiful sitting room • Dining room/study • Quality fitted bespoke kitchen • Three double bedrooms • En-suite shower room • Well appointed family bathroom • Spacious driveway providing ample off-road parking
- Delightful mature rear garden, which must be seen to be appreciated
- **VIEWING ESSENTIAL** •

**Price £385,000**



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## GENERAL INFORMATION

The property is a superbly positioned three double bedroom detached bungalow set within the highly sought after village of Duffield.

Ideal for a range of potential purchasers, the property benefits from upvc double glazing and gas central heating and in brief the accommodation comprises, porch, hall, sitting room, dining room/study, quality fitted kitchen, three double bedrooms, en-suite shower room and well appointed family bathroom.

Outside, the property is located at the end of Ecclesbourne Avenue set back behind an attractive garden with adjacent driveway. **The original garage now forms a bedroom but could easily be converted back to a garage, if desired (subject to necessary planning consents).**

To the rear of the property is a beautiful well-kept private mature garden with a varied selection of plants, shrubs and trees with impressive lawn and sun terrace.

## LOCATION

Duffield is a vibrant village located a few miles north of Derby and provides a varied selection of shops, small supermarket, banks, post office, library, medical practice, veterinary surgery, church, restaurants, village inns, railway station, regular bus services to Derby and Belper and schools including The Meadows, William Gilbert Primary Schools and is in the catchment area for the highly regarded Ecclesbourne Secondary School.

Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin Golf course.

## ACCOMMODATION

### **PORCH**

Twin multi pane entrance door and further panel glazed door to:

### **SPACIOUS ENTRANCE HALL**

Radiator, decorative coving to ceiling, access to roof space via ladder, which is insulated and mainly boarded with lighting and panel doors off.

### **BEAUTIFUL SITTING ROOM 4.56m x 4.24m (15'0" x 13'11")**

Attractive feature Portuguese limestone fireplace with living flame fitted gas fire, radiator, decorative coving to ceiling, TV point and upvc double glazed French doors with matching side lights overlooking private rear garden.

### **DINING ROOM/STUDY 2.95m x 2.56m (9'8" x 8'5")**

Radiator, sealed unit double glazed window to front and internal door leading to bedroom three.

### **QUALITY FITTED BESPOKE KITCHEN 3.65m x 3.10m (12'0" x 10'2")**

Granite surround and window sill, Iroka hardwood work surfaces, inset 1 ¼ stainless steel sink unit with mixer tap, attractive fitted base cupboards and drawers, complementary wall mounted cupboards with display cabinets and shelving, appliances included: five plate gas range with double oven and grill under and extractor hood over, integrated dishwasher, fridge and freezer, wall mounted gas fired boiler, radiator, recess ceiling spotlighting, upvc double glazed window and door.

### **DOUBLE BEDROOM ONE 4.4m into wardrobes x 2.87m (14'5" into wardrobes x 9'5")**





Fitted wardrobes with shelving over, radiator and upvc double glazed window to rear overlooking beautiful garden.

#### **DOUBLE BEDROOM TWO 3.63m into wardrobes x 2.88m (11'11" into wardrobes x 9'5")**

Fitted wardrobes, radiator and sealed unit double glazed window to front.

#### **DOUBLE BEDROOM THREE 3.85m x 2.28m (12'8" x 7'6")**

Radiator, upvc double glazed window to side and internal door leading into:

#### **EN-SUITE SHOWER ROOM IN WHITE**

Low flush w.c., pedestal wash hand basin, cubicle with Triton shower, radiator and extractor fan.

#### **PLEASE NOTE**

The original garage now forms bedroom three, but could easily be converted back to a garage, if desired (subject to necessary planning consents).

#### **WELL-APPOINTED BATHROOM IN WHITE 2.68m x 1.71m (8'10" x 5'7")**

Partly tiled, low flush w.c., pedestal wash hand basin, panel Jacuzzi bath with Triton shower over, heated chrome towel rail/radiator, recess ceiling spotlighting and upvc double glazed window to side elevation.

#### **OUTSIDE & GARDENS**

The property occupies a superb central position close to the heart of Duffield village centre and is located part of Ecclesbourne Avenue set back behind a lawned foregarden with mature shrubs and adjacent driveway which runs down at the side of the house providing ample off-road parking.

#### **PLEASE NOTE**

The original garage now forms a bedroom but could easily be converted back to a garage, if desired (subject to necessary planning consents), as it currently contains the original garage door.

To the rear of the property, is a beautiful mature private garden which the current vendors have nurtured and improved over 18 years and really must be viewed to be fully appreciated.

It enjoys a feature raised sun terrace overlooking a sunny garden with shaped lawn, timber framed gazebo, extremely well stocked borders and contains a specimen of plants, shrubs, flowerbeds, mature trees and apple and pear fruit trees. Adjacent hard standing space ideal for a timber shed and greenhouse.

#### **COUNCIL TAX**

Amber Valley - D

#### **DIRECTIONAL NOTE**

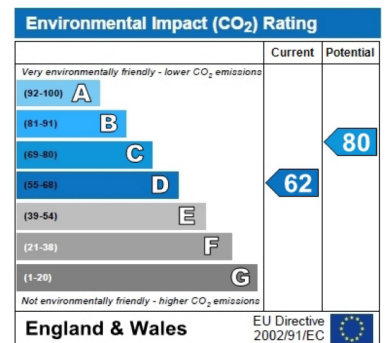
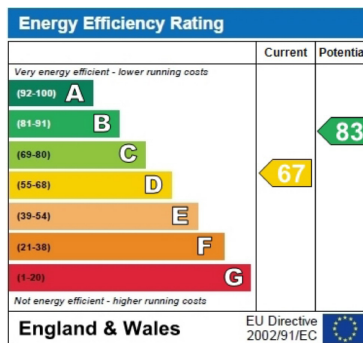
The approach is from our Derby office is to proceed north out of the City centre along the A6 Duffield Road, proceed through the village of Allestree. On entering the centre of Duffield passing the Co-Op on the left hand side turn right into Ecclesbourne Avenue and number 26 will be located at the bottom on the right hand side as identified by our 'for sale' board.

#### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



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#### CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.

No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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