

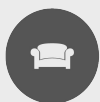


3 Bed House - Detached

14 Scarsdale Road, Duffield, Belper DE56 4DA
Offers Around £345,000 Freehold



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- Detached Property
- Ecclesbourne School Catchment Area
- Potential To Extend
- Cul-de-Sac Location
- Lounge & Kitchen/Dining Room
- Three Bedrooms, Bathroom
- South Facing Garden, Summerhouse
- Driveway
- Garage with Utility
- Walking Distance To Village Amenities

ECCLESBOURNE SCHOOL CATCHMENT AREA - A three bedroom detached property located at the end of a quiet cul-de-sac in the popular village of Duffield, the property is just a short walk from all the village amenities.

The Location

The village of Duffield provides an excellent range of amenities including a selection of shops, post office, library, regular bus service, train station, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin Golf course.

Ground Floor

Entrance Hall

8'11" x 4'11" (2.73 x 1.51)

With double glazed entrance door, radiator and staircase leading to the first floor.

Cloakroom

4'11" x 3'1" (1.52 x 0.95)

With WC, fitted wash basin with fitted storage cupboard beneath, double glazed obscure window and internal panelled door.

Lounge

17'1" x 10'0" (5.23 x 3.07)

With two radiators, double glazed window with aspect to the front, double glazed window overlooking the rear garden and internal panelled door with chrome fittings.



Kitchen/Dining Room

12'4" x 11'8" (3.78 x 3.58)

With one and a half bowl stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching worktops, built-in four ring electric hob with stainless steel extractor hood over, built-in electric fan assisted oven, space for fridge/freezer and integrated dishwasher. Radiator, double glazed window overlooking the rear garden, half glazed door opening onto paved patio and rear garden, under-stairs storage with shelving and internal panelled door with chrome fittings.



First Floor

Landing

With double glazed window with aspect to the rear, smoke alarm and access to the roof space.

Bedroom One

10'8" x 9'2" (3.27 x 2.81)

With fitted double wardrobe with sliding doors, radiator, double glazed window with aspect to the front and internal panelled door with chrome fittings.



Bedroom Two

10'0" x 10'0" (3.06 x 3.05)

With fitted double wardrobe with sliding doors, radiator, double glazed window with aspect to the front and internal panelled door with chrome fittings.



Bedroom Three

6'11" x 6'11" (2.13 x 2.12)

With radiator, double glazed window with aspect to the rear and internal panelled door with chrome fittings.



Bathroom

6'2" x 6'0" (1.89 x 1.84)

With bath with shower over and shower screen door, fitted wash basin with fitted storage cupboard beneath, low level WC, tiled splash-backs, exposed painted wood flooring, heated chrome towel rail/radiator, spotlights to ceiling, double glazed obscure window and internal panelled door with chrome fittings.



Front Garden

The property is set back from the pavement edge behind a deep fore garden with a varied selection of shrubs, plants and tree including a rockery and wrought iron railings.

Rear Garden

The property benefits from a south facing, enclosed rear garden laid to lawn with a paved patio, a raised decking area providing a pleasant sitting out and entertaining space together with slate and gravel beds, shrubs, plants, trees and is fully enclosed by fencing.



Summer House

9'10" x 5'8" (3.02 x 1.75)

With power, four windows and half glazed door.



Driveway

A block paved driveway provides car standing space. (The front garden also offers further potential to enlarge the driveway if required.)

Garage With Utility


18'5" x 8'4" (5.62 x 2.56)

With concrete flooring, power, lighting, plumbing for automatic washing machine, vent for tumble dryer, combination boiler, up and over metal front door, rear window and rear personnel door.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	