

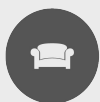


## 4 Bed House - Semi-Detached

Belmont, 28 Castle Hill, Duffield, Belper DE56 4EA  
Offers Around £680,000 Freehold



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- Charming Victorian Home
- Ecclesbourne School Catchment Area
- Four Reception Rooms
- Extended Kitchen/Diner
- Four Bedrooms
- En-suite & Family Bathroom
- Delightful Private Garden
- off Hazelwood Road
- Characterful Features & Beautifully Presented
- Short Walk to Duffield Village Amenities

ECCLESBOURNE SCHOOL CATCHMENT AREA – A rare opportunity to acquire one of these fine period semi-detached residence of style and character located in this extremely sought after area just off Hazelwood Road.

The house is believed to be Victorian and is constructed of brick beneath a slate roof which was replaced in 2014, with the front elevation relieved by an imposing stone mullion cant bay window, sash windows, dressed stone lintels and sills together with a decorative timber gable.

It is set back behind a natural stone wall and foregarden. The private rear garden is a true delight and complements this very charming home.

#### **The Location**

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, rugby and Chevin golf course.

A further point to note is that the Derwent Valley in which the village of Duffield nestles is one of the few World Heritage Sites.

#### **The Accommodation**

##### **Ground Floor**

##### **Recessed Storm Porch**

With panelled entrance door giving access to a vestibule.

##### **Vestibule**

4'4" x 3'6" (1.34 x 1.08)

With deep skirting boards and architraves, high ceiling, coving to ceiling, coat hangers, inset door mat, original Minton tile flooring and half glazed stripped door giving access to the hallway.

### Hallway

18'6" x 6'1" (5.65 x 1.87)

With matching original Minton tile flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, period open archway, staircase leading to the first floor with attractive balustrade, radiator and stripped panelled door giving access to the cloakroom.



### Cloakroom

6'0" x 4'2" (1.85 x 1.28)

With WC, fitted wash basin with chrome fittings with fitted storage cupboard beneath, tiled splash-backs, character window and useful under-stairs storage cupboard with pine panelled door.

### Lounge

17'10" x 14'0" (5.45 x 4.28)

With chimney breast with feature fireplace with surrounds incorporating an inset gas fire and raised tiled hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, fitted wall lights, radiator, large sash bay window with aspect to the front and stripped internal door.



### Family Room

15'1" x 12'2" (4.60 x 3.71)

With charming fireplace with gas fire and tiled hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, radiator, sealed unit double glazed French doors opening onto the private rear garden and internal stripped panelled door.



### Study/Office

12'2" x 11'8" (3.71 x 3.58)

With Victorian style cast iron display fireplace with raised tiled hearth, fitted book shelving to either side of the chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, radiator, sash window with aspect to the front and stripped internal panelled door.



## Dining Room

14'10" x 12'5" (4.54 x 3.79)

With original floor to ceiling fitted storage cupboard with stripped pine doors, deep skirting boards and architraves, high ceiling, picture rail, radiator, sash window overlooking the private rear garden and stripped internal pine panelled door



## Extended Kitchen/Diner

22'6" x 9'6" (6.86 x 2.91)

With Belfast sink with chrome period style mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in four ring gas hob with extractor hood over, built-in microwave, built-in double electric fan assisted oven, integrated fridge, integrated freezer, plumbing for automatic washing machine and plumbing for dishwasher. Tiled flooring, the continuation of the worktops forming a useful breakfast bar area, deep skirting boards and architraves, high ceiling, spotlights to ceiling, two radiators, two matching double glazed Velux windows, two sealed unit double glazed side windows and feature sealed unit double glazed bi-folding doors opening onto a sun patio and the private rear garden.



## First Floor

### Passageway Landing

With the continuation of the attractive balustrade, deep skirting boards and architraves, high ceiling, radiator, sash window with aspect over the rear garden, character window with aspect to the front and access to the roof space.

### Double Bedroom One

14'9" x 14'0" (4.52 x 4.27)

With chimney breast, deep skirting boards and architraves, high ceiling, picture rail, two radiators, two sash windows with aspects to the front and stripped internal door.



### En-Suite

8'9" x 4'9" (2.67 x 1.45)

With double shower cubicle with chrome shower, fitted wash basin with chrome fittings with fitted storage cupboard beneath, low level WC, attractive tiled splash-backs with matching tiled flooring, large fitted mirror, high ceiling, spotlights to ceiling, heated towel rail/radiator, sealed unit double glazed obscure window and stripped internal panelled door.



### Double Bedroom Two

12'2" x 11'8" (3.71 x 3.58)

With chimney breast incorporating Victorian cast iron display fireplace, deep skirting boards and architraves, high ceiling, built-in wardrobe with cupboard above, radiator, sash window with aspect to the front and stripped internal panelled door.



### Double Bedroom Three

14'10" x 12'3" (4.54 x 3.75)

With a good range of fitted wardrobes with cupboards above, fitted book shelving and also incorporating a fitted desk with base cupboards, deep skirting boards and architraves, high ceiling, radiator, sash window overlooking the rear garden and stripped internal panelled door.



### Double Bedroom Four

12'9" x 9'8" (3.89 x 2.95)

With fitted wardrobes with cupboards above, deep skirting boards and architraves, high ceiling, radiator, sash window overlooking the rear garden and stripped internal panelled door.





### Family Bathroom

9'3" x 6'6" (2.83 x 2.00)

A four-piece suite in white comprising bath with chrome fittings, fitted wash basin with chrome fittings with fitted storage cupboard beneath, low level WC and separate shower cubicle with chrome fittings including shower. Attractive tiled splash-backs with matching tiled flooring, large fitted mirror, high ceiling, spotlights to ceiling, heated towel rail/radiator, two matching sealed unit double glazed obscure windows, built-in cupboard housing the hot water cylinder and stripped internal panelled door.



### Front Garden

The property stands well back from the pavement edge in a slightly elevated and prominent position behind a natural stone retaining wall and a low maintenance paved fore garden with neatly kept hedge. There is side access with secure gate.

### Rear Garden

To the rear of the property and being of a major asset to the sale of this particular property is its delightful, generous, private, sunny enclosed rear garden with sun patio, shaped lawns, well stocked flower beds, shrubs, wildlife pond, trees, shed and an attractive brick retaining wall.

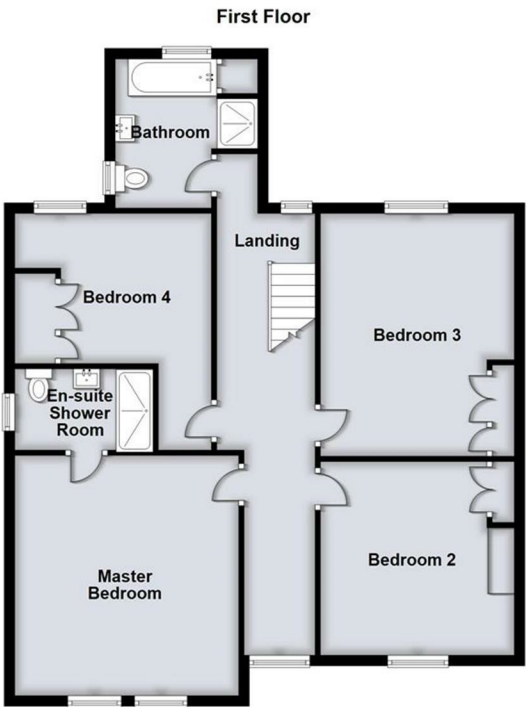
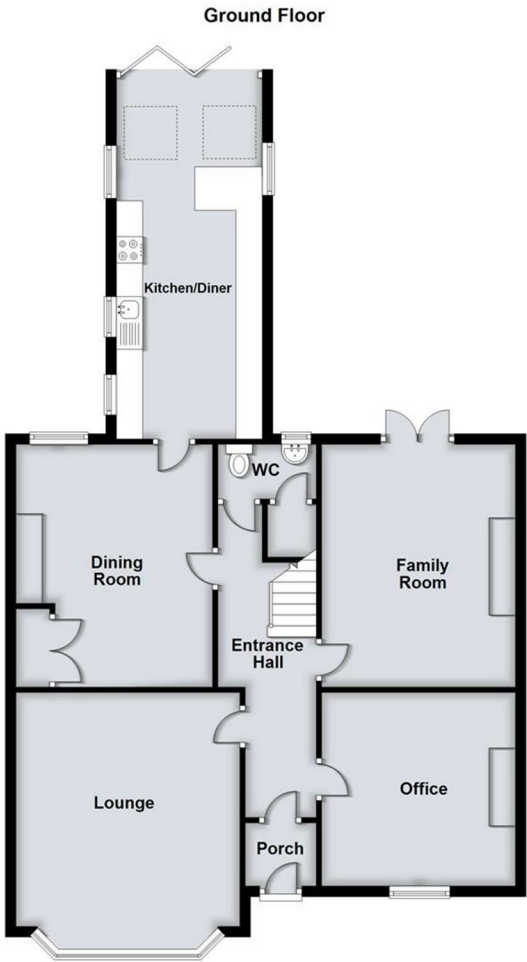


### Timber Shed

12'0" x 7'8" (3.68 x 2.35)

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With power and lighting.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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