



5 Bed House - Detached

5 Hayley Croft, Duffield, Belper DE56 4HJ

Price £775,000 Freehold



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- Ideal Family Detached Property
- Ecclesbourne School Catchment Area
- Open Views To The Rear
- Lounge & Family/Play Room
- Living Kitchen/Dining Room & Snug
- Utility & Cloakroom
- Five Generous Bedrooms
- Two En-Suites & Family Bathroom
- Private Mature Garden
- Large Driveway & Double Integral Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – An ideal family, five bedroom, two en-suite, detached property with generous sized private rear garden, large driveway and integral double garage, occupying a cul-de-sac location on the edge of Duffield village.

The property enjoys a pleasant open aspect to the rear and is within walking distance of Duffield village amenities including shops, bus/train service and The Ecclesbourne School.

An internal inspection will reveal gas central heated and double glazed living accommodation and briefly consists of on the ground floor; storm porch, entrance hall with staircase leading to the first floor, cloakroom with WC, lounge with feature Inglenook style fireplace, family room with bay window to rear, living fitted kitchen/dining room with snug and utility room. The first floor galleried landing leads to five generous bedrooms, two en-suites and family bathroom.

To the rear of the property there is a private generous sized rear garden laid to lawn with large Indian stone paved patio.

A driveway provides car standing spaces for approximately six cars and leads to a double integral garage with electric door.

The Accommodation

Ground Floor

Recessed Pillared Storm Porch

With stone pillar, stone tiles and half glazed entrance door with leaded finish.

Entrance Hall

12'5" x 9'9" (3.79 x 2.98)

With coving to ceiling, radiator, double glazed leaded window with aspect to the front, under-stairs storage and staircase leading to the first floor.

Cloakroom

6'3" x 5'10" (1.93 x 1.78)

With WC, circular wash basin with chrome fittings and fitted storage cupboard beneath, additional fitted storage cupboard, tiled effect flooring, heated chrome towel rail/radiator, coving to ceiling, double glazed obscure window with leaded finish, extractor fan and internal oak veneer door with chrome fittings.

Lounge

22'8" into bay x 12'9" (6.92 into bay x 3.91)

With feature Inglenook style fireplace incorporating display fireplace alcove with two double glazed windows with leaded finish, spotlights to ceiling and a raised tiled hearth, two radiators, coving to ceiling, spotlights to ceiling, double glazed bay window with leaded finish and aspect to the front, double glazed French doors opening onto Indian stone paved patio and rear garden, two additional side double glazed windows with leaded finish and half glazed internal door with chrome fittings.



Family Room

14'7" into bay x 12'5" (4.45 into bay x 3.79)

With Karndean wood effect flooring, feature wall papered wall, coving to ceiling, radiator, double glazed bay window overlooking the private rear garden and half glazed internal door with chrome fittings.



Living Kitchen/Dining Room

18'10" x 16'7" (5.75 x 5.06)

With one and a half bowl stainless steel sink unit with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching quartz worktops, matching central fitted island again with the quartz worktops and also incorporating a four ring Neff induction hob with stainless steel extractor hood over and useful fitted cupboards beneath. Integrated dishwasher, concealed cupboards for recycling bins, integrated fridge/freezer, Neff stainless steel electric fan assisted oven and built-in Neff combination microwave oven with warming drawer beneath. Feature Karndean tiled effect flooring, spotlights to ceiling, radiator, double glazed window to the side, double opening half glazed doors, wide open square archway leading into the garden/family room and oak veneer door with chrome fittings giving access to the utility room.



Extended Snug

15'0" x 11'3" (4.59 x 3.43)

With the continuation of the Karndean tiled effect flooring, radiator, two side double glazed windows, four matching double glazed Velux windows, vaulted ceiling with spotlights and double glazed French doors opening onto Indian stone paved patio and private rear garden.



Utility Room

11'1" x 5'10" (3.38 x 1.79)

With single stainless steel sink unit with chrome mixer tap, fitted base cupboard beneath, matching worktops, additional fitted storage cupboards, plumbing for automatic washing machine, space for tumble dryer, matching tiled effect Karndean flooring, space for fridge/freezer, integral door giving access to the double garage and double glazed door giving access to the side.

First Floor

Galleried Style Landing

16'6" x 12'1" (5.03 x 3.70)

With attractive balustrade, radiator, coving to ceiling, access to the roof space, double glazed window with leaded finish and aspect to the front and built-in cupboard housing the hot water cylinder.

Double Bedroom One

21'5" into recess x 17'8" x 17'0" (6.54 into recess x 5.41 x 5.19)

With feature wall papered wall, two radiators, two double glazed windows with leaded finish and internal oak veneer door with chrome fittings.

En-Suite Bathroom

12'9" x 6'0" (3.89 x 1.83)

With bath with chrome fittings, fitted wash basin with chrome fittings and fitted storage cupboard beneath and fitted wall mounted mirrored medicine cabinet above, low level WC, separate shower cubicle with chrome fittings including shower, additional wall mounted storage cupboard, tiled effect splash-backs with tiled effect flooring, heated chrome towel rail/radiator, spotlights to ceiling, double glazed obscure window and internal oak veneer door with chrome fittings.



Bedroom Two

12'9" x 8'10" (3.91 x 2.70)

With radiator, double glazed window with leaded finish and aspect to the front and internal oak veneer door with chrome fittings.

En-Suite Shower Room

9'7" x 2'11" (2.93 x 0.91)

With shower cubicle with shower, pedestal wash hand basin, low level WC, tiled splash-backs, radiator and internal oak veneer door with chrome fittings.

Bedroom Three

12'9" x 8'8" (3.91 x 2.66)

With radiator, double glazed window with aspect to the rear, open views to the rear and internal oak veneer door with chrome fittings.

Bedroom Four

12'5" x 9'11" (3.80 x 3.03)

With radiator, double glazed window with aspect to the rear, open views to the rear and internal oak veneer door with chrome fittings.

Bedroom Five

16'7" x 12'9" (5.06 x 3.89)

With feature wall papered wall, radiator, double glazed window with aspect to the rear, open views to the rear and internal oak veneer door with chrome fittings.

Family Bathroom

12'9" x 5'8" (3.90 x 1.75)

With bath with chrome mixer tap/hand shower attachment, fitted wash basin with chrome fittings and fitted storage cupboard beneath and fitted wall mounted mirrored medicine cabinet above, low level WC, double shower cubicle with chrome fittings including shower, tiled effect walls, tiled effect flooring, heated chrome towel rail/radiator, spotlights to ceiling, double glazed obscure window and internal oak veneer door with chrome fittings.



Gardens

To the rear of the property is a private, not overlooked, good sized rear garden enjoying open views. The garden enjoys wide shaped lawns with a large Indian stone paved patio providing a pleasant sitting out and entertaining space and at the bottom of the garden is a further seating area which again enjoys a pleasant sitting out and entertaining space with a resin pebble finish with sleepers including sleepers providing a corner seating area and summer house included in the sale. A further patio area leads to a timber shed included in the sale. Side access with secure gate with the continuation of the Indian stone paving providing a pathway with outside lights, power and cold water tap.



Driveway

A driveway provides car standing spaces for approximately six cars.

Integral Double Garage

17'9" x 16'10" (5.43 x 5.15)

With concrete flooring, power, lighting, integral door giving access to the property, double glazed window to the rear, double glazed rear access door, wall mounted Worcester central heating boiler and electric up and over front door.


Ground Floor



First Floor



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		
	73	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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