



4 Bed House - Detached

117 Wirksworth Road, Duffield, Belper DE56 4GY
Offers Around £499,950 Freehold



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- Charming Detached Property
- Ecclesbourne School Catchment Area
- Potential To Extend
- Three Reception Rooms
- Four Bedrooms
- South-Facing Garden Plot
- Large Driveway, Lean-To Garage
- Requires Modernisation – Excellent Potential
- Easy Access To Duffield Village Centre & Open Countryside
- Rare Opportunity – No Chain

ECCLESBOURNE SCHOOL CATCHMENT AREA – Highly appealing 1920's built detached property of style and character located in the very sought-after village of Duffield.

The property offers potential to be modernised and extended (subject to planning permission).

The gas central heating living accommodation briefly consists on the ground floor: porch, entrance hall, lounge, sun room, sitting room, dining room, kitchen and pantry. The first floor landing leads to four bedrooms and a family with separate WC.

The property benefits from a generous sized south-facing garden plot.

A large driveway leads to a lean-to garage.

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.

Accommodation

Ground Floor

Porch

16'4" x 2'10" (4.98 x 0.88)

With glazed entrance door, light and five windows.

Entrance Hall

10'9" x 8'3" (3.28 x 2.54)

With staircase leading to first floor, internal half glazed original door with leaded finish and original coats cupboard.

Sitting Room

14'6" x 11'6" (4.44 x 3.52)

With fireplace with open grate fire, radiator, coving to ceiling, two windows and internal French glazed doors opening into conservatory.



Sun Room

8'0" x 7'3" (2.45 x 2.22)

With brick base with double glazed windows and double glazed French doors opening onto rear garden.

Lounge

13'10" into bay x 11'6" (4.23 into bay x 3.52)

With two radiators, coving to ceiling, featured bay window with sealed unit and double glazed multipaned windows with aspect to front.



Dining Room

16'6" into bay x 9'11" (5.05 into bay x 3.03)

With fitted Welsh dresser, nine window bay window overlooking rear garden, fire with back boiler system and floor-to-ceiling storage cupboards either side.



Pantry

6'3" x 4'2" (1.91 x 1.29)

With fitted shelving and door giving access to garden.

Kitchen

10'8" x 7'5" (3.26 x 2.28)

With single stainless steel sink unit with mixer tap, wall and base units, worktops, Range style cooker, plumbing for automatic washing machine, quarry tiled flooring and three windows.



First Floor

Featured Landing

10'7" x 8'3" (3.24 x 2.54)

With radiator, sealed unit double glazed bow window with aspect to front, open archway and access to roof space.

Bedroom One

14'6" x 11'9" (4.43 x 3.59)

With built-in wardrobe, two radiators, sealed unit double glazed window to rear and character multipaned window to side.



Bedroom Two

11'8" x 11'6" (3.58 x 3.52)

With two fitted double wardrobes, radiator, shelving and sealed unit double glazed window to front.



Bedroom Three

9'6" x 7'10" (2.92 x 2.41)

With picture rail, built-in wardrobe, shelving, radiator, washbasin with hot and cold tap and window overlooking rear garden.



Bedroom Four

10'9" x 7'3" (3.29 x 2.23)

With radiator and sealed unit double glazed multipaned window to side.

Family Bathroom

6'6" x 6'1" (2.00 x 1.87)

With bath, pedestal wash handbasin, tiled splash-backs, radiator, built-in cupboard housing the hot water cylinder and obscure window.



Separate WC

3'6" x 2'5" (1.08 x 0.75)

With low level WC and sealed unit double glazed multipaned window.

Garden

To the rear of the property and being of a major asset and sale to this particular property is its private south-facing, well stocked generous sized enclosed rear garden enjoying shaped lawn and a varied selection of shrubs and plants. Two side entrance gates give access to the parking area and to the opposite side of the property.



Lean-To Garage

17'2" x 10'5" (5.24 x 3.20)

With power and lighting.

Driveway

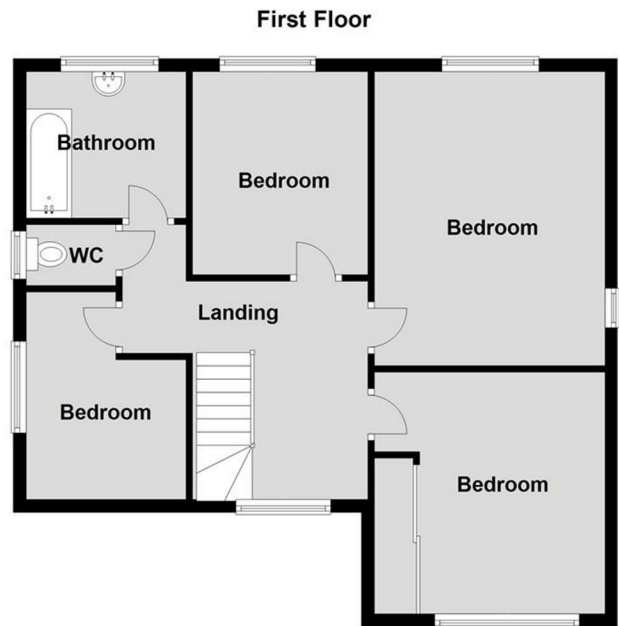
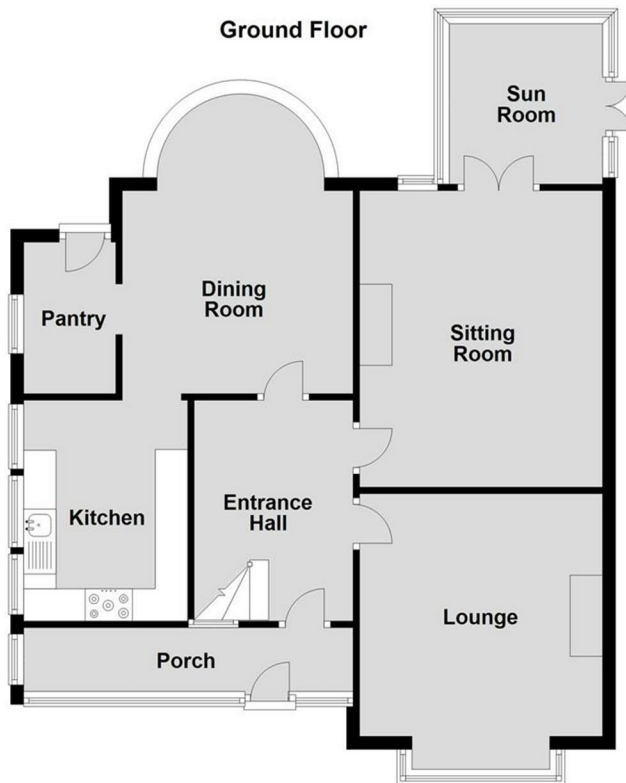
A good sized driveway provides car standing spaces for several cars. To the side of the property is a further drive/garden area providing car standing space or garden space, if desired.

Side Access


To the side of the property is a side access gate with paved pathway leading to the private rear garden and outside working WC with latched door.

Council Tax Band - F


Amber Valley



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	58	74
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

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