



4 Bed House - Detached

7 Oak Close, Duffield, Belper DE56 4HF

Offers Around £499,950 Freehold



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& Company**

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- Highly Appealing Detached Property
- Ecclesbourne School Catchment Area
- Cul-de-Sac Location – Short Walk To Duffield Village Amenities
- Spacious Lounge
- Living Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom & Shower Room
- Private Garden
- Driveway
- Integral Garage with Electric Door

ECCLESBOURNE SCHOOL CATCHMENT AREA – A four bedroom detached property with private garden located a short walk to Duffield Village amenities – NO CHAIN.

The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also a regular train service into Derby City centre, which lies some 5 miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted 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 and is surrounded by beautiful countryside.

The famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities.

Accommodation

Ground Floor

Porch

5'6" x 4'5" (1.68 x 1.36)

With double glazed entrance door, featured wood flooring and glazed door opening into entrance hall.

Entrance Hall

15'10" x 5'6" (4.83 x 1.68)

With radiator, staircase leading to first floor, under-stairs storage cupboard and integral door giving access to garage.

Cloaks/Shower Room

7'6" x 2'6" (2.29 x 0.77)

With separate shower cubicle with electric shower, fitted washbasin, low level WC, radiator and double glazed window.



Lounge

23'3" x 11'8" (7.10 x 3.56)

With feature fireplace with inset living flame gas fire, coving to ceiling, two radiators, two double glazed windows and double glazed door opening onto Indian stone patio and private rear garden.



Living Kitchen/Dining Room

23'9" x 8'4" (7.26 x 2.56)



Dining Area

With radiator, double glazed window and open archway leading into kitchen area.

Kitchen Area

With single sink unit with 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 double electric fan assisted oven, dishwasher (included in the sale), plumbing for automatic washing machine, radiator, double glazed window, open archway leading into dining area, double glazed side access door and internal glazed door.



First Floor

Landing

With access to roof space.

Bedroom One

10'7" x 10'4" (3.25 x 3.15)

With fitted wardrobes with matching fitted dressing table, radiator, double glazed window and internal panelled door.



Bedroom Two

10'4" x 8'8" (3.15 x 2.66)

With built-in cupboard with shelving, radiator, double glazed window and internal panelled door.



Bedroom Three

11'7" x 8'3" (3.55 x 2.52)

With fitted wardrobes, radiator, double glazed window overlooking rear garden and internal panelled door.



Bedroom Four

11'8" x 7'6" (3.57 x 2.29)

With radiator, double glazed window overlooking rear garden and internal panelled door.



Family Bathroom

8'5" x 6'0" (2.57 x 1.84)

In white with bath with Mira shower over, pedestal wash handbasin, low level WC, fully tiled walls, tiled effect flooring, wall mounted mirrored medicine cabinet, heated towel rail, shaver point, built-in cupboard housing the hot water cylinder with fitted shelving, double glazed obscure window and internal panelled door.



Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with a varied selection of shrubs, plants and tree.

Rear Garden

Being of a major asset and sale to this particular property is its well stocked, private enclosed rear garden enjoying shaped lawns, Indian stone paved patio and a varied selection of shrubs, plants and featured Acer tree. At the bottom of the garden is a further circular paved patio providing a pleasant sitting out and entertaining space with timber shed.

Driveway

A tarmac driveway with block paved edge provides car standing spaces for two cars.

Integral Garage

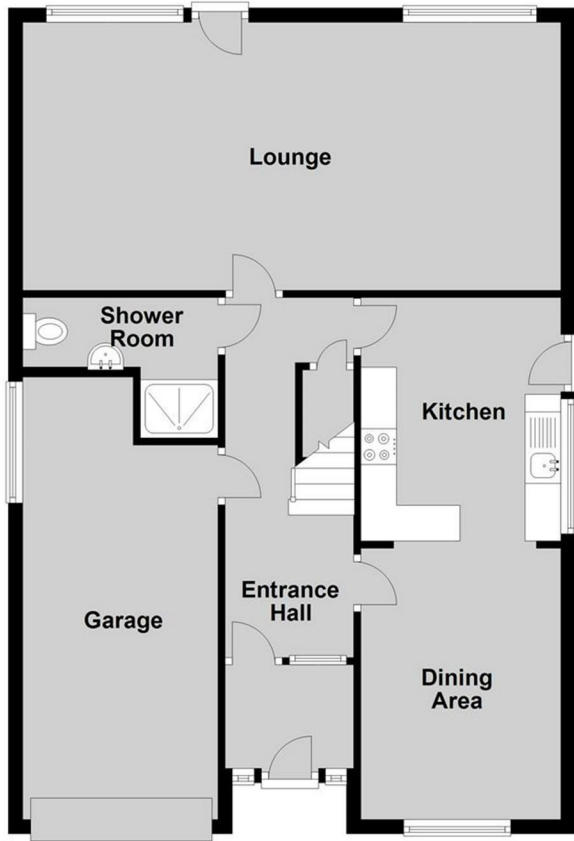
18'9" into recess x 7'6" (5.72 into recess x 2.31)

With electric door.

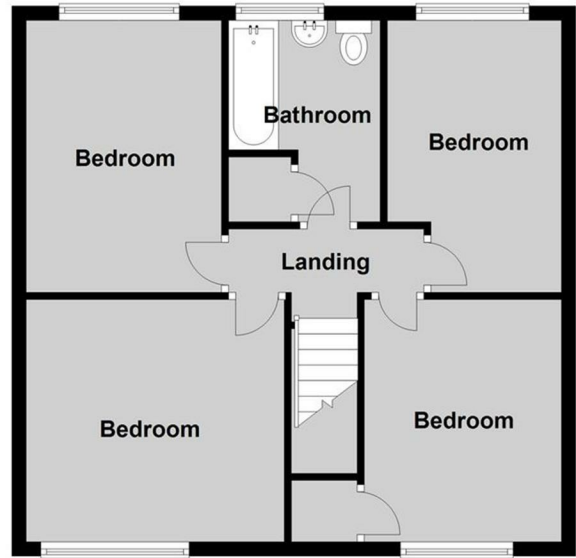
Council Tax - E

Amber Valley

Ground Floor



First Floor



Total area: approx. 137.3 sq. metres (1477.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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