



4 Bed House - Detached

Redwood House, 36a Hazelwood Road, Duffield, Belper DE56 4AA

Price £1,100,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Brand New Executive Home
- Countryside Views
- Lounge & Study
- Living Kitchen/Dining Room/Sitting Area
- Four Double Bedrooms
- En-Suite & Family Bathroom
- Private Garden & Patio
- Driveway & Double Garage
- Private Development of Three Homes
- 10 Year Warranty

ECCLESBOURNE SCHOOL CATCHMENT AREA – Brand new four bedroom executive detached home enjoying countryside views located within this private development of three homes.

The property is set well back from the highly regarded Hazelwood Road and is positioned at the bottom of the development on the right-hand side enjoying a private garden with sun patio and adjoins open fields and countryside. The property has countryside views to the rear including views to the Chevin and Makeney.

The property is ready to move into immediately and comes with a 10 Year Warranty.

The accommodation offers: entrance hall with staircase leading to first floor, cloakroom with WC, lounge, study, living kitchen/dining/sitting area, utility room, spacious first floor landing, four double bedrooms, en-suite and family bathroom.

A gravelled driveway provides car standing spaces. Brick double garage with electric doors.

* Part Exchange Considered *

* Noted Kedleston Interiors *

* Aluminium windows and doors *

* Burglar alarm *

The Location

The village of Duffield includes excellent educational, recreational, shopping and social amenities – including the noted secondary Ecclesbourne school, excellent primary schools at William Gilbert and The Meadows, Duffield tennis, squash, cricket clubs and golf on the attractive Chevin course or the nearby Kedleston Park golf club. The village is well served by frequent bus and railway services to Derby (with direct commuter links to London, Birmingham and Sheffield). 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

Recessed Storm Porch

With spotlights and entrance door opening into entrance hall.

Entrance Hall

13'5" x 11'7" (4.10 x 3.55)

With Herringbone style Karndean flooring with underfloor heating, staircase leading to first floor with attractive balustrade, spotlights to ceiling, smoke alarm and burglar alarm control panel.



Cloakroom

6'8" x 6'1" (2.04 x 1.86)

With Villeroy & Boch fittings with low level WC, fitted washbasin with chrome fittings with fitted base cupboard underneath, tiled splash-backs, Karndean flooring with underfloor heating, spotlights to ceiling, extractor fan, double glazed obscure window and internal oak veneer door with chrome fittings.



Lounge

18'6" into bay x 11'8" (5.66 into bay x 3.56)

With chimney breast with fireplace alcove, fitted carpet with underfloor heating, spotlights to ceiling, double glazed bay window to front and internal oak veneer door with chrome fittings.



Study

10'10" x 8'3" (3.32 x 2.54)

With fitted carpet, underfloor heating, spotlights to ceiling, double glazed window and internal oak veneer door with chrome fittings.



Living Kitchen/Dining Room/Sitting Room

31'1" x 20'5" x 13'2" overall (9.49 x 6.23 x 4.03 overall)



Sitting Area

With Herringbone style Karndean flooring with underfloor heating, spotlights to ceiling, internal double opening oak veneer doors with chrome fittings opening into lounge, double glazed French doors opening onto Indian stone paved patio and private rear garden, delightful countryside views and open space leading into dining area.



Dining Area

With matching Herringbone style Karndean flooring with underfloor heating, spotlights to ceiling, internal oak veneer door with chrome fittings, open space leading into kitchen area, delightful countryside views and double glazed bi-folding doors opening onto Indian stone paved patio and private garden.



Kitchen Area

A quality fitted kitchen by Kedleston with attractive wall and base fitted cupboards, Quooker tap, two wall mounted china display cabinets with glass shelving, integrated Samsung fridge/freezer, built-in Samsung combination microwave oven, built-in Samsung electric fan assisted oven, built-in Samsung dishwasher, matching fitted kitchen island, built-in wine cooler, built-in induction hob, spotlights to ceiling, delightful countryside views, open space leading into dining and sitting area, matching Herringbone style Karndean flooring with underfloor heating and double glazed French doors opening onto Indian stone paved patio and private garden.



Utility Room

10'9" x 5'4" (3.30 x 1.65)

Quality fitted utility room with fitted base cupboards, plumbing for automatic washing machine, space for tumble dryer, matching Herringbone style Karndean flooring with underfloor heating, spotlights to ceiling, burglar alarm control panel, concealed central heating boiler, double glazed side access door and internal oak veneer door with chrome fittings.



Spacious First Floor Landing

25'7" x 6'5" (7.80 x 1.98)

With fitted carpet, spotlights to ceiling, two radiators, double glazed window, far-reaching views in the distance, attractive balustrade, built-in cupboard housing the hi-efficiency hot water cylinder, access to roof space and double glazed window to side.



Double Bedroom One

18'3" x 13'0" (5.57 x 3.97)

With spotlights to ceiling, radiator, delightful countryside views, two matching double glazed French doors with Juliet style glass balustrades and internal oak veneer door with chrome fittings.



En-Suite Bathroom

10'11" x 6'7" (3.34 x 2.02)

Quality fittings by Villeroy & Boch with bath with chrome mixer tap/hand shower attachment, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, double shower cubicle with chrome fittings including shower, tiled splash-backs, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window and internal oak veneer door with chrome fittings.



Double Bedroom Two

12'1" x 11'1" (3.69 x 3.40)

With radiator, fitted carpet, delightful countryside views, double glazed window and internal oak veneer door with chrome fittings.



Double Bedroom Three

12'1" x 10'10" (3.70 x 3.31)

With fitted carpet, radiator, double glazed window and internal oak veneer door with chrome fittings.



Double Bedroom Four

10'11" x 8'7" (3.35 x 2.64)

With fitted carpet, radiator, double glazed window and internal oak veneer door with chrome fittings.



Family Bathroom

12'1" x 6'10" (3.69 x 2.09)

With quality Villeroy & Boch fittings with bath with chrome mixer tap/hand shower attachment, fitted washbasin with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome fittings including shower, tiled splash-backs, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window and internal oak veneer door with chrome fittings.



Front Garden

To the front of the property is a block paved pathway leading to an Indian stone paved pathway which in turn leads to the entrance door complemented by black painted wrought iron railings and specimen tree. There is access all around the property with the continuation of the Indian stone paved pathway and outside lights.

Rear Garden

Being of a major asset and sale to this particular property is its private rear garden enjoying open countryside to the rear. The garden is laid to lawn with a large Indian stone paved patio area and offers beautiful countryside views towards the Chevin and beyond.



Driveway

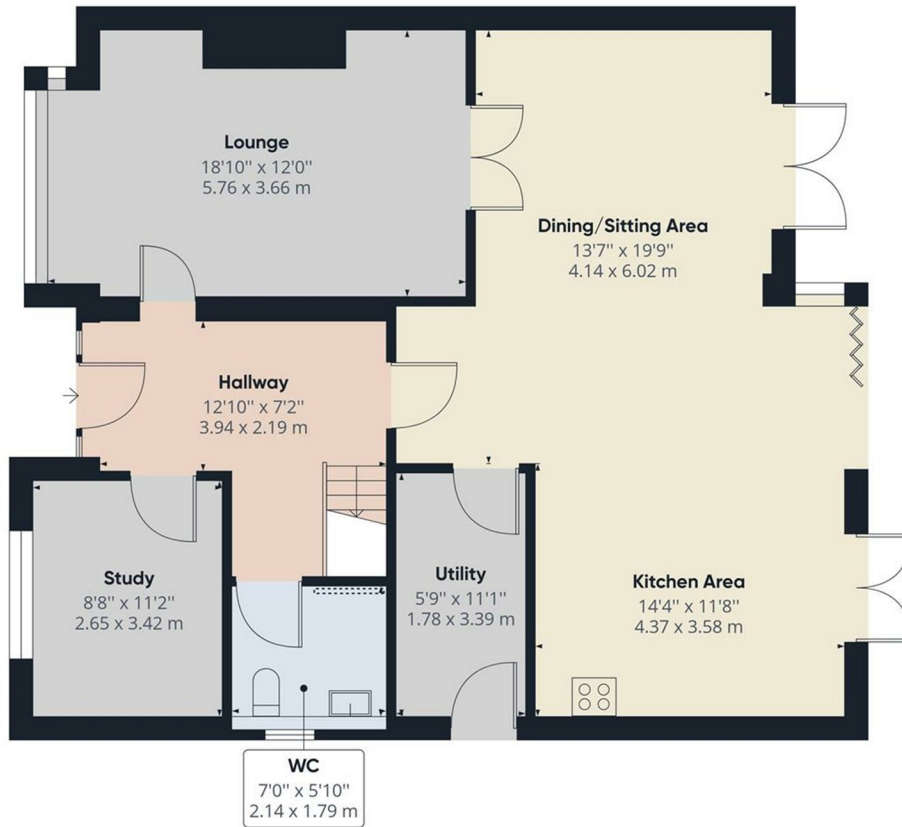
A gravelled driveway provides car standing spaces for three/four cars.

Double Garage

17'7" x 17'2" (5.38 x 5.25)

With concrete floor, power, lighting, side personnel door and two matching electric up and over front doors.





Floor 0 Building 1

Approximate total area⁽¹⁾

1070.82 ft²
99.48 m²

Reduced headroom

0.86 ft²
0.08 m²

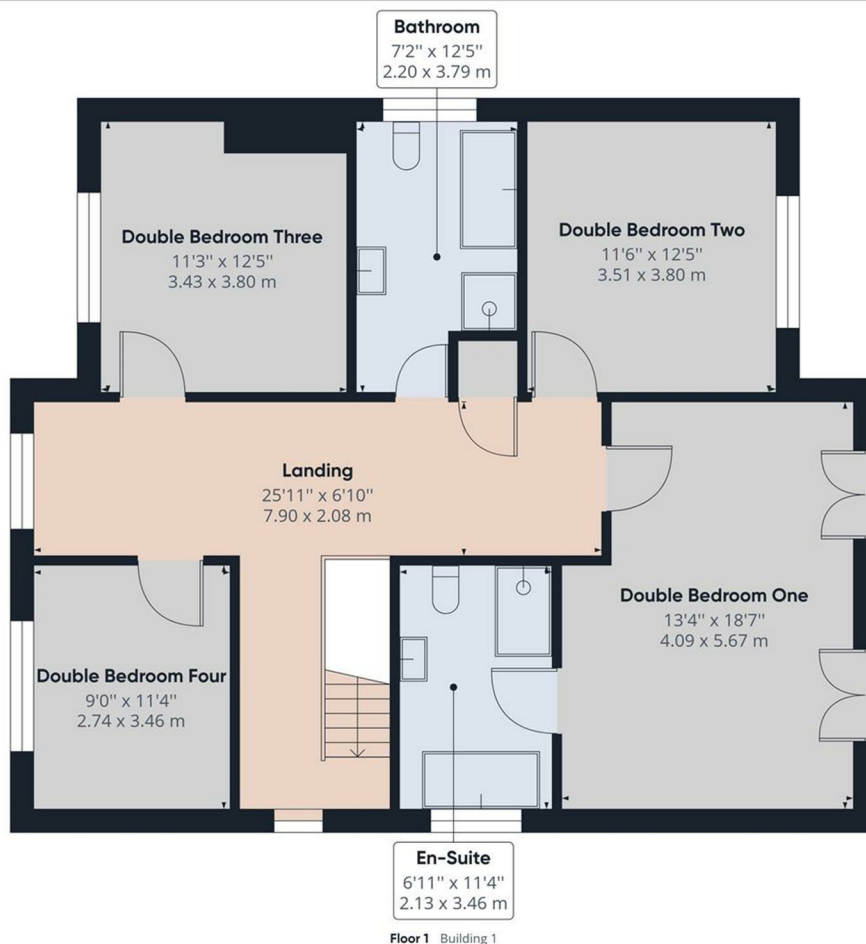
(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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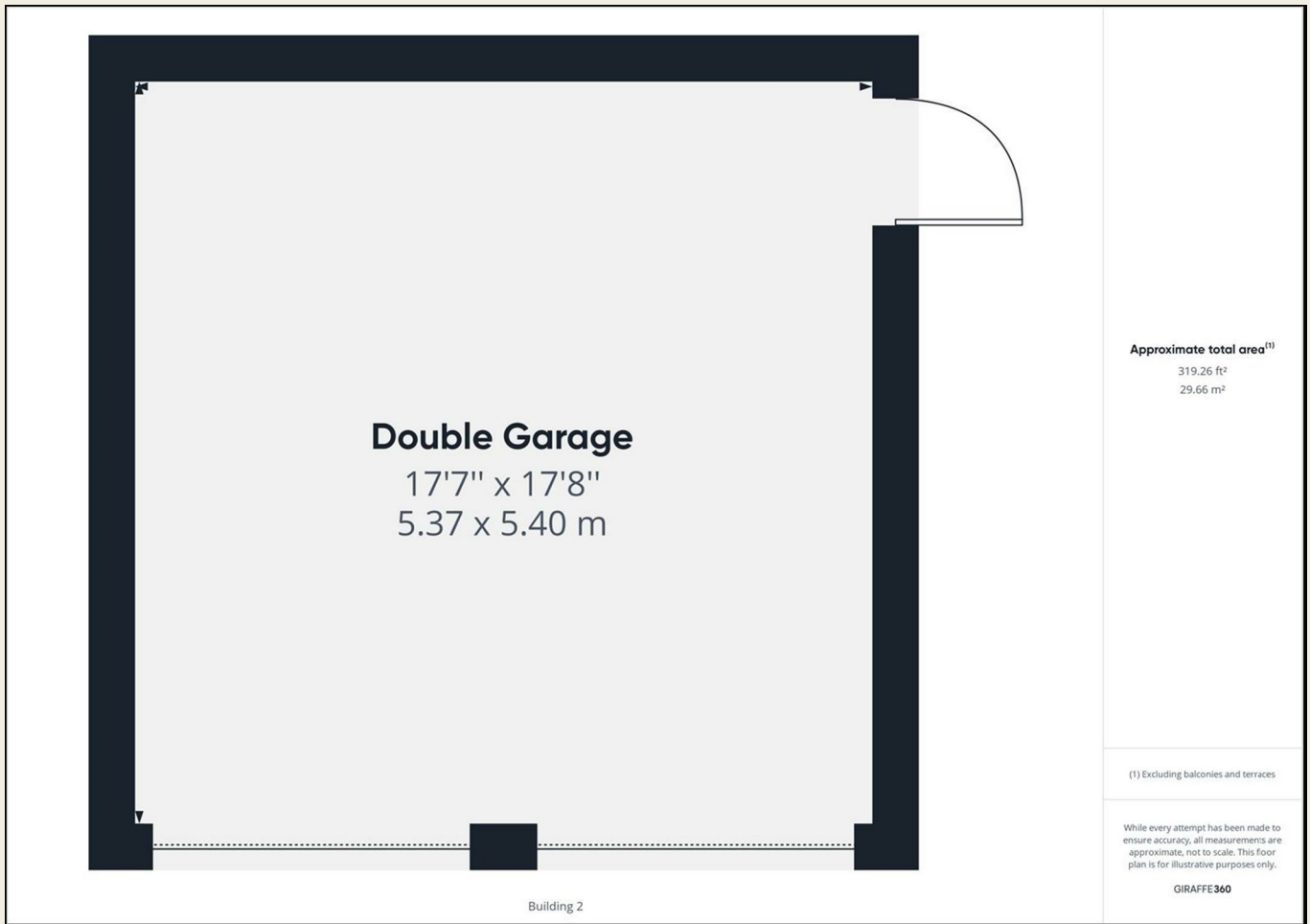
Approximate total area⁽¹⁾
1023.95 ft²
95.13 m²

(1) Excluding balconies and terraces

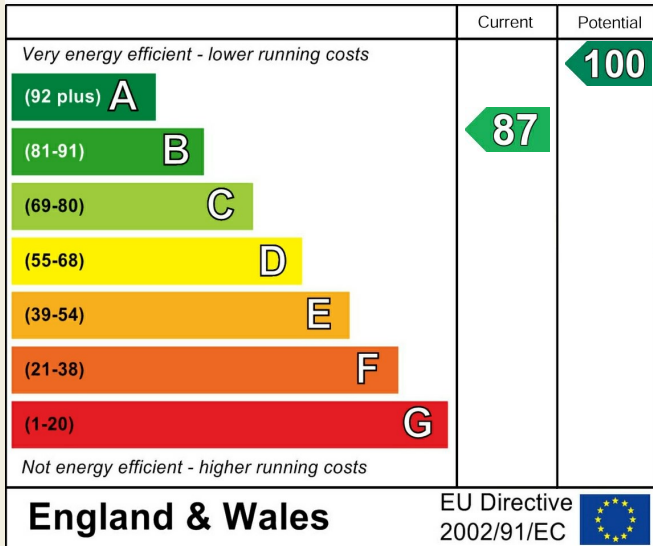
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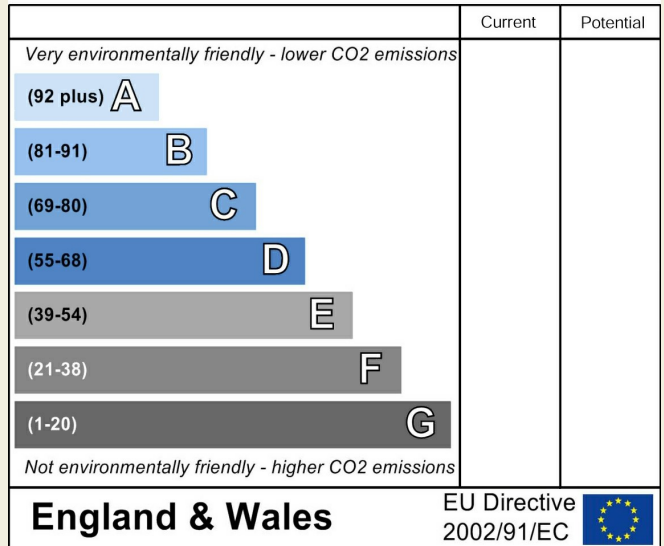
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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