



3 Bed Bungalow - Detached

1 Hazeldene Close, Duffield, Belper DE56 4DQ

Offers Around £695,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Superior Detached Bungalow
- Private Cul-de-Sac off Hazelwood Road
- Two Reception Rooms
- Three Bedrooms
- Two Bathrooms
- Private Gardens
- Double Garage with Electric Door
- No Chain Involved
- Close to Chevin Golf Course & Duffield Village Amenities
- Sought After Village Location

A three bedroom detached bungalow with double garage occupying a fine cul-de-sac position off Hazelwood Road with easy reach of Duffield Village amenities.

The Location

The village of Duffield is a short walk away with an excellent range of amenities including a varied selection of shops, schools (William Gilbert/The Meadows and the noted Ecclesbourne school). There is a regular train service to Derby city centre which lies 5 miles to the south of the village. Local recreational facilities include football, rugby, cricket, tennis/squash club and Chevin golf course.

A further point of note is the fact that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.

Accommodation

Recessed Storm Porch

With double glazed entrance door opening into entrance hall.

Entrance Hall

With radiator, coving to ceiling, built-in double storage cupboard with burglar alarm control panel and access to roof space.

Lounge

16'9" x 14'10" into bay (5.12 x 4.54 into bay)

With stone fireplace with surrounds incorporating inset living flame gas fire and raised tiled hearth, radiator, coving to ceiling and double glazed bay window with aspect to front.



Extended Dining Room

24'11" x 12'11" x 12'0" (7.61 x 3.96 x 3.67)

With fitted display cabinet with glass shelves and fitted base cupboards underneath, two radiators, coving to ceiling, centre roses, double glazed window with aspect to front and two matching double glazed sliding patio doors opening onto garden.



Kitchen

13'7" x 12'9" (4.16 x 3.90)

With one and a half sink unit with mixer tap and macerator, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in two ring gas hob, built-in two ring electric hob, concealed extractor hood, built-in microwave, built-in electric fan assisted oven, built-in dishwasher, plumbing for automatic washing machine, space for tumble dryer, space for fridge/freezer, central fitted kitchen island with granite worktop, coving to ceiling, double glazed window and double glazed door leading to garden.



Bedroom One

16'6" x 9'6" (5.04 x 2.90)

With fitted wardrobes, radiator, coving to ceiling and double glazed window.



En-Suite

7'1" x 6'7" (2.16 x 2.01)

With tub bath with shower, washbasin, low level WC, storage cupboards, radiator, wall mounted electric heater and double glazed window.

Bedroom Two

14'0" x 9'4" (4.27 x 2.86)

With radiator, coving to ceiling and double glazed window.



Bedroom Three

13'11" x 6'9" (4.26 x 2.07)

With built-in wardrobe, coving to ceiling, radiator and double glazed window.



Bathroom

8'1" x 5'0" (2.48 x 1.54)

With bath with shower, washbasin, low level WC, tiled splash-back, radiator and extractor fan.

Front Garden

The property is set back behind a deep lawned fore-garden with paved pathway leading to the entrance door.

Rear Garden

A private rear garden is laid to lawn with a varied selection of shrubs, bushes, paved pathway and patio.



Double Garage

15'10" x 14'11" (4.84 x 4.57)

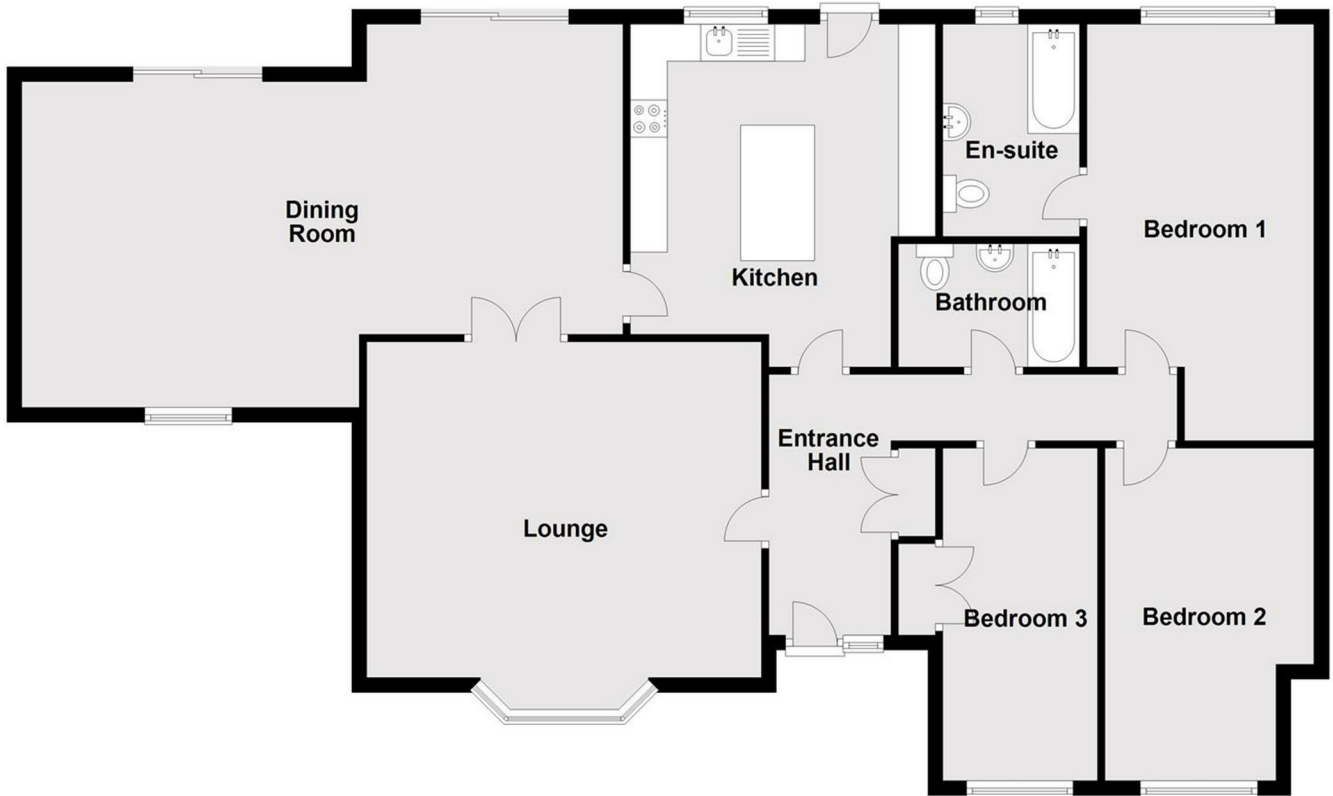
With electric door.



Council Tax Band - F

Amber Valley

Ground Floor



Total area: approx. 138.5 sq. metres (1491.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(55-68) D		
(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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