



## 5 Bed House - Detached

1 Hall Farm Road, Duffield, Belper DE56 4FS  
Offers Around £650,000 Freehold



**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Excellent Family Detached Home
- Ecclesbourne School Catchment Area
- Spacious Living Room & Lounge/Study
- Large Breakfast Kitchen & Dining Room
- Utility Room & Cloakroom
- Five Bedrooms & Two Family Bathrooms
- Lovely Private Gardens
- Large Driveway & Garage
- Located off Broadway - Walking Distance To Duffield Amenities
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA – Extended five bedroomed family home with large driveway and integral garage on a mature private garden plot located within easy access of Duffield's excellent amenities.

#### 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.

#### Ground Floor Accommodation

##### Entrance Hall

UPVC double glazed entrance door, provides access to spacious hallway, central heating radiator, staircase to first floor with under stair storage cupboard, panelled multi-paned doors to kitchen, useful storage cupboard, panelled door to:

##### Cloakroom

Partly tiled with a white suite, comprising of a low flush WC, vanity wash hand basin with cupboards beneath, central heating radiator, double glazed window to side.

### Spacious Living Room

16'11" x 13'1" (5.17m x 4m)

Feature UPVC double glazed bay window to rear, overlooking landscaped rear garden. Feature fireplace with decorative surround, panelled hearth, living flame gas fire, central heating radiator, panelled door continuing through to:



### Lounge/Study

10'11" x 13'8" (3.34m x 4.18m)

Central heating radiator, UPVC double glazed and leaded French Doors to garden.



### Dining Room

10'10" x 9'10" (3.32m x 3.02m)

With central heating radiator, UPVC double glazed boxed bay window to rear, panelled door to:



### Breakfast Kitchen

10'10" x 17'9" (3.31m x 5.42m)

Wood edged preparation surfaces, having tiled surrounds, with inset one and a quarter stainless sink unit with mixer tap. Fitted base cupboards and drawers, complimentary range of wall mounted units, inset four plate electric hob with adjacent fan assisted electric double oven and grill. Central heating radiator, space suitable for dishwasher. UPVC double glazed window to side and front elevations, multi-paned door to:



### Utility Room

10'11" x 8'0" (3.35m x 2.44m)

Granite effect worktop, tiled surrounds, inset ceramic sink unit with mixer tap. Fitted base cupboard and drawers, complimentary wall mounted cupboards, spaces suitable for fridge/freezer, washing machine and tumble dryer, central heating radiator, UPVC double glazed window and door to front, internal door to garage.



### First Floor Accommodation

#### Landing

Semi galleried landing, access to loft space via pull down ladder, useful fitted cupboard, UPVC double glazed window to front, panelled door to:

#### Large Master Bedroom

20'4" x 12'4" (6.2m x 3.78m)

Having an extensive range of fitted furniture including Wardrobes, book cases and storage cupboards, two central heating radiators and two UPVC double glazed windows to rear archway to:



#### Dressing Room

8'11" x 9'4" (2.72m x 2.87m)

Central heating radiator, UPVC double glazed window to front.

#### En-Suite Bathroom

11'0" x 9'4" (3.36m x 2.87m)

Partly tiled with a white suite comprising of low flush WC, pedestal wash hand basin, bath and separate shower cubical, integrated shower, central heating radiator, UPVC double glazed window to front.



### Bedroom Two

10'11" x 10'7" (3.35m x 3.23m)

Central heating radiator, fitted wardrobes, UPVC double glazed window to front.



### Bedroom Three

11'0" x 11'10" (3.36m x 3.62m)

Central Heating Radiator, fitted wardrobes, UPVC double glazed window to front.



### Bedroom Four

10'11" x 9'1" (3.33m x 2.78m)

Central Heating Radiator, fitted wardrobes, UPVC double glazed window to rear.



### Bedroom Five

9'3" x 6'11" (2.82m x 2.12m)

Central Heating Radiator, UPVC double glazed window to rear.



## Family Shower Room

7'5" x 5'7" (2.27m x 1.71m)

Suite comprising low flush WC, vanity unit with wash hand basin, cupboard beneath. Large walk in shower cubical with integrated shower, chrome style radiator. Recessed ceiling spotlights, UPVC double glazed window to rear.



## Outside

### Rear of the Property

Landscaped garden with lower level block paved patio/dining area, stone steps leading up to a shaped lawn with further steps leading to a raised decked seating area. Garden is bounded by close lapped timber fencing and mixed hedging and has a pleasant backdrop of mature trees.

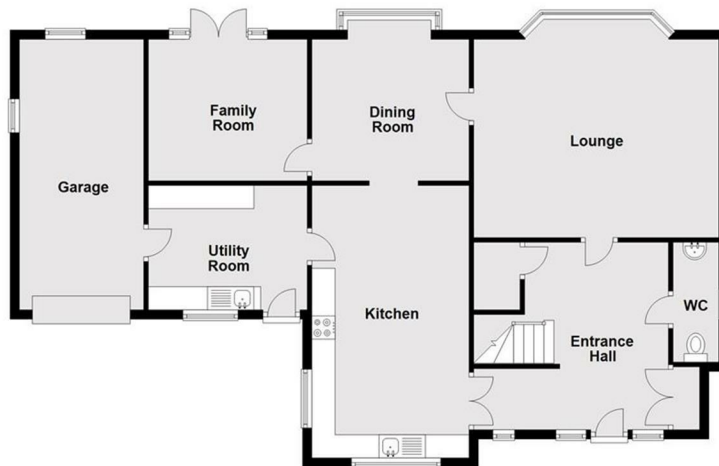


## Front of the Property

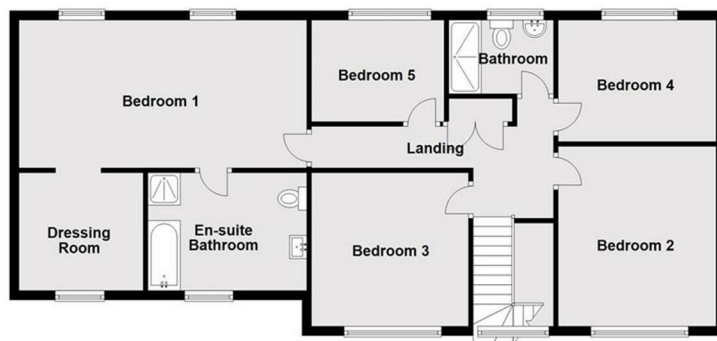
Lawned fore-garden, paved driveway providing ample off road parking and leads to an integral single garage.




Ground Floor



First Floor



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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