



5 Bed House - Detached

52 Broadway, Duffield, Belper DE56 4BU

Offers Around £1,300,000 Freehold



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**Fletcher
& Company**

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- Fabulous Detached Family Home with Annexe (4870 sq. ft)
- Ecclesbourne School Catchment Area
- Four Reception Rooms
- Wonderful Living Lounge/Dining/Kitchen
- Five Bedrooms & Five Bathrooms
- Beautiful Private Garden - 0.5 acre
- Large Block Paved Driveway - EV charge point.
- Integral Double Garage
- Walking Distance To Duffield Amenities & Lovely Countryside

FABULOUS DETACHED FAMILY HOME WITH SELF-CONTAINED ANNEXE - Splendid five bedroom detached property set in a superb and extensive mature garden plot extending to 0.5 acre.

The Location

The village of Duffield is extremely sought after providing 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 five 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.

Main Entrance Hall

24'9" x 7'8" (7.55 x 2.35)

With entrance door, karndean flooring, coving to ceiling, radiator, staircase leading to first floor with attractive balustrade, spotlights to ceiling and under-stairs storage cupboard.

Cloakroom

9'4" x 3'6" (2.85 x 1.07)

With low level WC, pedestal wash handbasin, matching wood flooring, radiator, coving to ceiling, extractor fan and internal panelled door.

Spacious Lounge

33'1" x 15'8" (10.09 x 4.80)

With charming multi-burner stove with raised stone hearth and inset oak lintel, three radiators, two double glazed windows to rear, two double glazed windows to side, double glazed bi-folding doors opening onto paved patio and private rear garden and internal panelled door.



Family/Sitting Room

14'4" x 11'3" (4.38 x 3.44)

With two radiators, coving to ceiling, double glazed French doors opening onto paved patio and private rear garden and internal French glazed doors.



Study

9'6" x 9'5" (2.92 x 2.89)

With feature wallpapered wall, radiator, spotlights to ceiling, double glazed window with fitted blind with aspect to front and internal panelled door.



Gym

14'4" x 10'1" (4.37 x 3.08)

With two radiators, coving to ceiling, two double glazed windows both having fitted blinds and internal half glazed door.



Wonderful Living Lounge/Dining/Kitchen

53'5" x 19'10" x 13'9" (16.3 x 6.06 x 4.20)

Living Lounge Area

With feature inset wood pellet designer fire, large triple glazed lantern style window, tiled flooring with underfloor heating, spotlights to ceiling, four matching double glazed windows all having fitted blinds and open space leading into kitchen and dining area.



Dining Area

With matching tiled flooring with underfloor heating, feature vaulted ceiling with exposed truss, feature floor-to-ceiling double glazed triangular shaped window incorporating French doors opening onto paved patio and private rear garden, additional double glazed window to side and open space leading into kitchen and lounge area.



Kitchen Area

With inset stainless steel sink unit with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching black granite worktops, built-in stainless steel five ring gas hob with stainless steel extractor hood over, twin stainless steel built-in electric fan assisted ovens, integrated dishwasher, stainless steel white and red wine cooler, matching vaulted ceilings, exposed truss, two matching double glazed Velux manually operated windows, two matching double glazed electric Velux windows, matching kitchen island, again with matching granite worktops also incorporating drawers underneath and built-in microwave, concealed worktop lights, tiled flooring with underfloor heating, integrated fridge, double opening internal French glazed doors opening into hallway and internal panelled door opening into utility room.



Utility Room

12'4" x 8'0" (3.77 x 2.44)

With single stainless steel sink unit with mixer tap, a range of matching storage cupboards, matching granite worktops, tiled flooring, radiator, double glazed door opening onto paved patio and private rear garden, double glazed window, spotlights to ceiling, extractor fan, plumbing for automatic washing machine and American style fridge/freezer with drinks dispenser (included in the sale at a successful sale price).



Drying Cupboard

Housing two boilers and providing space acting as a warm airing cupboard.

First Floor

Landing

(Incorporating a study area) with radiator, coving to ceiling, attractive balustrade and double glazed window with fitted blind.

Bedroom One

15'7" x 13'5" (4.75 x 4.10)

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



Dressing Room

11'0" x 10'3" (3.36 x 3.14)

With wardrobes providing storage with shelving and rail, spotlights to ceiling, radiator, double glazed window overlooking private garden and open square archway leading into bedroom.



En-Suite Bathroom

10'3" x 6'5" (3.14 x 1.98)

With bath with chrome fittings, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, double shower cubicle with chrome fittings including shower, tiled splash-backs, tiled flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, additional radiator, double glazed window with fitted blind and internal panelled door.



Bedroom Two

13'11" x 9'6" (4.25 x 2.92)

With feature vaulted ceilings incorporating large double glazed triangular shaped window with double glazed French doors opening onto balcony.



Dressing Room

9'5" x 6'11" (2.89 x 2.12)

With wardrobes, radiator, spotlights to ceiling, double glazed window with fitted blind and internal panelled door.

En-Suite

8'9" x 3'7" (2.69 x 1.11)

With double shower cubicle with chrome fittings including shower, fitted washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, matching tiled flooring, heated chrome towel rail/radiator, half vaulted ceiling, spotlights to ceiling, extractor fan, shaver point, double glazed window with fitted blind and internal panelled door.



Bedroom Three

14'6" x 14'4" (4.42 x 4.37)

With coving to ceiling, two radiators, two double glazed windows and internal panelled door.



En-Suite

9'8" x 4'6" (2.96 x 1.38)

With double shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, shaver point, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window and internal panelled door.



Bedroom Four

11'10" x 10'5" (3.63 x 3.18)

With radiator, coving to ceiling, double glazed window with fitted blind overlooking private garden and internal panelled door.



Family Bathroom

10'6" x 7'10" (3.22 x 2.41)

With bath with chrome fittings including chrome shower over with shower screen door, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, shaver point, spotlights to ceiling, extractor fan, radiator, two double glazed windows both having fitted blinds, built-in cupboard housing the hi-efficiency hot water cylinder and internal panelled door.



Excellent Self Contained Annexe

Independent Entrance Hall

With double glazed front door, tiled flooring with underfloor heating and integral door giving access to the main house.

Living Kitchen Dining

17'4" x 14'11" (5.30 x 4.56)



Living Dining

With underfloor heating, vaulted ceilings, electric double glazed Velux window, matching manually operated double glazed Velux window, double glazed French doors opening onto paved patio and private rear garden and open space leading into kitchen area.

Kitchen Area

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in double electric fan assisted oven, plumbing for automatic washing machine, tiled flooring with underfloor heating, matching vaulted ceilings and double glazed window with fitted blind.

Inner Hallway

With spotlights to ceiling, underfloor heating and access to roof space.

Bedroom Five

10'10" x 9'8" (3.31 x 2.95)

With built-in double wardrobe with sliding mirrored door, underfloor heating, two double glazed windows both having fitted blinds, spotlights to ceiling and internal panelled door.



Shower Room

11'4" x 3'4" (3.46 x 1.03)

With walk-in shower with chrome fittings including shower, fitted washbasin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled effect flooring with underfloor heating, spotlights to ceiling, extractor fan, double glazed window and internal panelled door.



Beautiful Private Garden (0.5 Acre)

Being of a major asset and sale to this particular property is its large private garden enjoying shaped lawns, a varied selection of shrubs, plants, trees and attractive patio/terrace area providing a pleasant sitting out and entertaining space.



Large Driveway

A large block paved driveway provides car standing spaces for approximately six vehicles. EV charge point - 7.4kW Wallbox charger.

Integral Double Garage

18'7" x 17'4" (5.67 x 5.29)

With concrete floor, power, lighting, integral door giving access to the home and two electric roll up front doors.




Council Tax Band - G
Amber Valley



Total area: approx. 452.5 sq. metres (4870.6 sq. feet)

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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	