



## 5 Bed House - Detached

4 The Limes, Duffield, Belper DE56 4AX

Price £799,950 Freehold



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- Stylish Detached Property
- Ecclesbourne School Catchment Area
- Three Reception Rooms
- Living Kitchen/Dining Room
- Five Bedrooms
- Two En-Suites & Family Bathroom
- Enclosed Gardens
- Large Driveway with Electric Gates
- Double Garage with Office/Gym
- Private cul-de-sac Location

ECCLESBOURNE SCHOOL CATCHMENT AREA - A stylish five bedroom detached property with double garage located in a private cul-de-sac location just off Broadway with easy access to Duffield Village.

#### The Location

The village of Duffield is situated approximately five miles north along the main A6 arterial road and the village in turn has an excellent range of local shops, public houses, restaurants, supermarket, tennis and squash club, Chevin golf club, recreational facilities including the Eyes Meadow Nature reserve. Local primary schools include William Gilbert Endowed School, Meadows Primary School and the well-known Ecclesbourne Secondary School. Duffield is also positioned along the East Midlands Mainline and is within easy reach of famous attractions such as Chatsworth House and the historic spa town of Matlock.

#### Accommodation

##### Ground Floor

##### Recessed Storm Porch

With entrance door with inset window with leaded finish.

##### Entrance Hall

17'0" x 11'3" (5.19 x 3.43)

With featured central staircase with attractive balustrade leading to first floor, deep skirting boards and architraves, high ceilings, coving to ceiling, spotlights to ceiling, smoke alarm, burglar alarm control panel, radiator, two matching double glazed windows either side of entrance door, useful recess alcove for shoes and coats, additional built-in storage cupboard and further under-stairs storage cupboard.

##### Cloakroom

5'8" x 3'10" (1.74 x 1.19)

With low level WC, fitted washbasin with fitted base cupboard underneath, heated chrome towel rail/radiator, tiled flooring, tiled splash-backs, high ceilings, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.

## Lounge

19'7" x 12'8" (5.98 x 3.88)

With fireplace incorporating log burning stove and raised tiled hearth, two matching illuminated alcove space with double glazed windows either side of chimney breast, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, double glazed French doors opening onto paved patio and rear garden and internal double opening oak veneer doors with chrome fittings.



## Dining Room

12'9" x 9'6" (3.89 x 2.91)

With deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, two double glazed windows and internal oak veneer door with chrome fittings.



## Study

9'8" x 9'8" (2.97 x 2.96)

With radiator, deep skirting boards and architraves, high ceilings, coving to ceiling, three double glazed windows and internal oak veneer door with chrome fittings.



## Living Kitchen/Dining Room

24'5" x 13'8" (7.45 x 4.19)

## Dining Area

With deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, open space leading to kitchen area and double glazed French doors opening onto paved patio and rear garden.



### Kitchen Area

With one-and-a-half stainless steel sink unit with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching granite worktops, built-in induction hob with stainless steel extractor hood over, built-in stainless steel electric fan assisted oven, built-in stainless steel combination microwave oven, integrated dishwasher, integrated fridge/freezer, fitted kitchen island with matching granite worktops also incorporating a solid wood circular breakfast bar area and with fitted matching base cupboards underneath, deep skirting boards and architraves, high ceilings, coving to ceiling, spotlights to ceiling, built-in ceiling speakers, open space leading to dining area, double glazed window overlooking rear garden, concealed worktop lights, wall mounted plate rack, wall mounted china display cabinet with glass shelving and internal oak veneer door with chrome fittings opening into utility room.

### Utility Room

8'3" x 5'7" (2.54 x 1.72)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching granite worktops, plumbing for automatic washing machine, space for tumble dryer, deep skirting boards and architraves, high ceilings, wall mounted Worcester boiler and double glazed side access door.

### Featured First Floor Landing

22'7" x 11'5" (6.89 x 3.49)

With matching balustrade, deep skirting boards and architraves, high ceilings, smoke alarm, radiator, two double glazed windows to front, built-in cupboard housing the high efficiency hot water cylinder and access to roof space.

### Bedroom One

16'8" x 11'10" (5.10 x 3.63)

With a good range of fitted wardrobes providing good storage with matching chest of drawers and bedside cabinets, deep skirting boards and architraves, high ceilings, radiator, double glazed window with aspect to rear and internal oak veneer door with chrome fittings.



### En-Suite One

7'1" x 4'10" (2.18 x 1.48)

With double shower enclosure with chrome shower, fitted washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring with underfloor heating, heated chrome towel rail/radiator, double glazed obscure window and internal oak veneer door with chrome fittings.



### Bedroom Two

12'10" x 11'11" (3.92 x 3.64)

With deep skirting boards and architraves, high ceilings, radiator, double glazed window with aspect to front and internal oak veneer door with chrome fittings.



### En-Suite Two

7'6" x 5'5" (2.30 x 1.66)

With double shower enclosure with chrome shower, fitted washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring with underfloor heating, heated chrome towel rail/radiator and internal oak veneer door with chrome fittings.



### Bedroom Three

12'9" x 11'3" (3.90 x 3.43)

With deep skirting boards and architraves, high ceilings, radiator, double glazed window with aspect to front and internal oak veneer door with chrome fittings.



### Bedroom Four

12'4" x 9'10" (3.78 x 3.01)

With deep skirting boards and architraves, high ceilings, radiator, double glazed window with aspect to rear and internal oak veneer door with chrome fittings.





### Bedroom Five/Study

9'10" x 7'8" (3.01 x 2.36)

With deep skirting boards and architraves, high ceilings, radiator, double glazed window with aspect to rear and internal oak veneer door with chrome fittings.



### Family Bathroom

8'9" x 7'8" (2.69 x 2.35)

With spa bath, fitted washbasin with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome shower, tiled splash-backs, tiled flooring with underfloor heating, heated chrome towel rail/radiator, spotlights to ceiling, double glazed obscure window and internal oak veneer door with chrome fittings.



### Front Garden

There is a patio garden with raised flowerbeds providing a pleasant sitting out and entertaining space.



### Rear Garden

To the rear of the property is a manageable enclosed rear garden laid to lawn with patio and vegetable garden with greenhouse. Rear access gate. Side access gate.



### Gated Driveway

The property is approached through wrought iron electric gates.

### Driveway

A double width block paved driveway provides car standing spaces for approximately five cars.

### Carport

With electric car charging point.

### Brick Double Garage

17'3" x 16'7" (5.27 x 5.08)

With concrete floor, power and lighting, side personnel door and twin electric up-and-over doors.



### Office/Studio/Gym

17'9" x 12'5" (5.42 x 3.79)

This is located above the double garage and is insulated with power and lighting, two matching double glazed Dormer windows and access door.



Council Tax Band - G  
Amber Valley



Plot 4 Ground Floor

Cheyin Homes  E K V Design Ltd. 

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Plot 4 First Floor

Chevin Homes  E K V Design Ltd. 

### 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>79</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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