



## 4 Bed House - Detached

Croft House, 3 Mayfair Court, Duffield, Belper DE56 4EL

Price £650,000 Freehold



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**Fletcher**  
& Company

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- Spacious Detached Property
- Ecclesbourne School Catchment Area
- Lounge, Dining Room, Study
- Kitchen/Dining Room
- Utility, Cloakroom
- Four Double Bedrooms
- En-suite, Family Bathroom
- Private Garden
- Driveway
- Double Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – An opportunity to acquire a spacious four bedroom detached property with double garage within walking distance to the renowned and sought after village of Duffield.

#### 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.

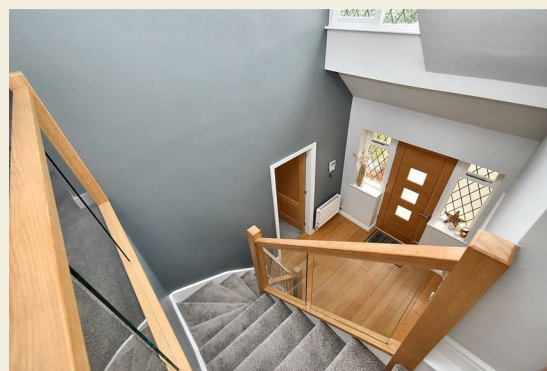
#### Accommodation

##### Ground Floor

##### Entrance Hall

11'1" x 6'10" (3.38 x 2.09)

With entrance door, solid wood flooring, radiator, feature vaulted ceilings and attractive oak staircase with inset glass balustrade leading to first floor.



##### Cloakroom

4'5" x 3'0" (1.37 x 0.93)

With low level WC, pedestal wash handbasin, tiled flooring radiator and extractor fan.

## Lounge

22'10" x 15'7" (6.97 x 4.77)

With wall mounted inset gas fire, coving to ceiling, spotlights to ceiling, two radiators, sealed unit double glazed bay window with leaded and internal plantation shutter blind with aspect to front, double glazed French doors opening onto paved patio and private rear garden and internal half glazed doors giving access to dining room.



## Dining Room

18'0" into bay x 10'9" (5.50 into bay x 3.29)

With radiator, coving to ceiling, feature sealed unit double glazed bay window incorporating door giving access to private rear garden and internal half glazed door.



## Study

11'3" x 8'1" (3.44 x 2.47)

With matching solid wood flooring, coving to ceiling, radiator and double glazed French doors opening onto paved patio and private rear garden.



## Inner Lobby

With matching solid wood flooring, radiator, spotlights to ceiling, open archway leading into entrance hall and useful under-stairs storage cupboard.

## Kitchen/Dining Room

16'6" x 12'10" x 9'6" (5.05 x 3.93 x 2.90)



### Dining Area

With radiator, coving to ceiling, spotlights to ceiling, open archway leading into kitchen area, sealed unit double glazed window with leaded finish and open archway leading into utility room.



### Kitchen Area

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, Rangemaster cooker with extractor hood over, matching tiled flooring, coving to ceiling, spotlights to ceiling and sealed unit double glazed window with leaded finish and aspect to front.



### Utility

7'6" x 6'9" (2.29 x 2.07)

With single stainless steel sink unit with mixer tap, fitted base cupboard, plumbing for automatic washing machine, plumbing for dishwasher, space for tumble dryer, matching tiled flooring, radiator, wall mounted central heating boiler, wall cupboard and half glazed side access door.

### First Floor

#### Landing

With radiator, sealed unit double glazed window with leaded finish and aspect to front and built-in double storage cupboard housing the hot water cylinder and also providing storage for linen.

#### Double Bedroom One

13'9" x 12'10" (4.20 x 3.92)

With fitted wardrobes with matching fitted chest of drawers and fitted dressing table, radiator, coving to ceiling, spotlights to ceiling and sealed unit double glazed window with leaded finish and aspect to front.





### En-Suite

8'4" x 7'7" (2.56 x 2.33)

With walk-in double shower cubicle with chrome shower, fitted wash handbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, heated chrome towel rail/radiator, spotlights to ceiling, coving to ceiling and sealed unit double glazed window with leaded finish.



### Double Bedroom Two

13'3" x 12'7" (4.05 x 3.84)

With radiator, coving to ceiling and sealed unit double glazed window with leaded finish and aspect to rear.



### Double Bedroom Three

13'4" x 11'5" (4.07 x 3.48)

With radiator, coving to ceiling and sealed unit double glazed window with leaded finish and aspect to rear.



### Double Bedroom Four

13'4" x 9'1" (4.08 x 2.78)

With radiator, coving to ceiling, spotlights to ceiling and sealed unit double glazed window with leaded finish and aspect to front.



### Family Bathroom

9'1" x 8'11" (2.79 x 2.72)

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, fully tiled walls, tiled effect flooring, fitted mirror, heated chrome towel rail/radiator, coving to ceiling, spotlights to ceiling and sealed unit double glazed obscure window with leaded finish.



### Front Garden

The property is set well back from the pavement edge behind a well stocked fore-garden with a varied selection of shrubs, plants and trees.

### Rear Garden

To the rear of the property is an enclosed private rear garden enjoying shaped lawns and an attractive tiered rockery garden with a varied selection of shrubs, plants and trees. A patio provides a pleasant sitting out and entertaining space.



### Driveway

A driveway provides car standing spaces for two/three cars.



## Brick Double Garage

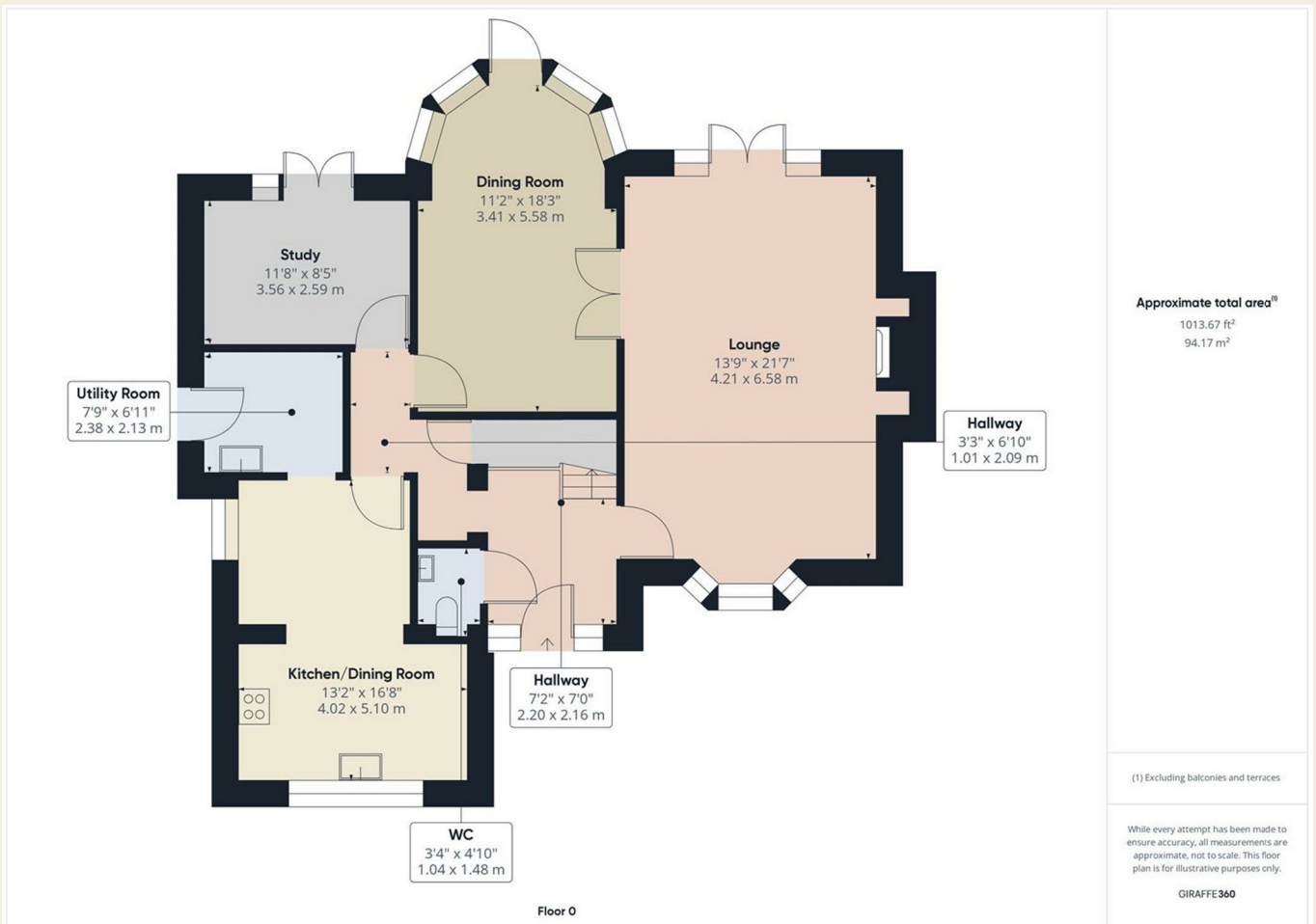
18'4" x 16'9" (5.60 x 5.12)

With concrete floor, power and lighting and two matching electric up and over doors.



Council Tax Band - G

Amber Valley

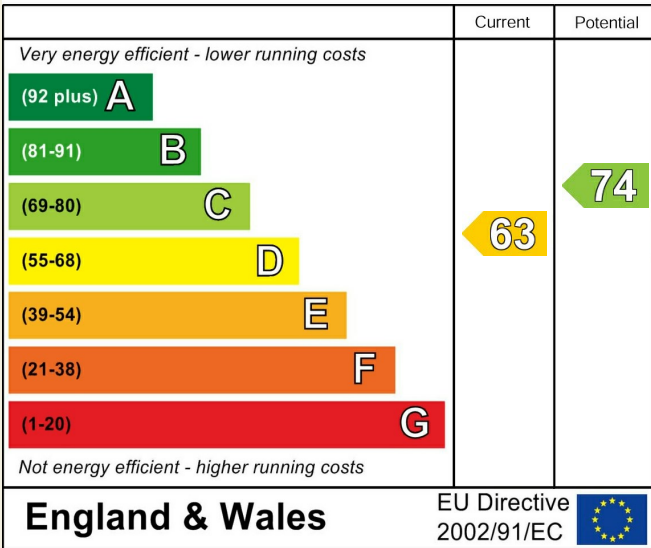


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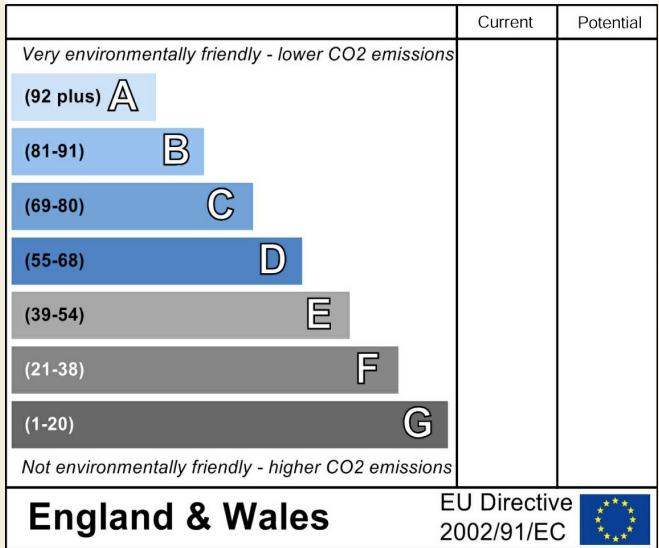




### Energy Efficiency Rating



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



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