



## 5 Bed House - Detached

19 Lime Avenue, Duffield, Belper DE56 4DX

Price £1,200,000 Freehold



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& Company**

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- Fine Detached Residence
- Ecclesbourne School Catchment Area
- Annex Accommodation
- Four Reception Rooms
- Living Kitchen/Dining Room
- Five Bedrooms
- Four Bathrooms
- Private Garden – Plot 0.25 approx.
- Large Driveway
- Garage & Workshop

ECCLESBOURNE SCHOOL CATCHMENT AREA – Beautiful family detached home occupying this prime position in Duffield and close to Chevin Golf Course.

#### The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and The Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some 5 miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted 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 and is surrounded by beautiful countryside.

#### The Accommodation

##### Ground Floor

##### Entrance Hall

18'9" x 7'4" (5.72 x 2.25)

With charming original entrance door with inset window, quarry tiled floor, double glazed window with leaded finish and aspect to the front, radiator and staircase leading to the first floor with attractive balustrade.

##### Cloakroom

7'3" x 3'0" (2.22 x 0.93)

With WC, fitted wash basin with fitted storage cupboard beneath, wood flooring, radiator, heated chrome towel rail/radiator, two sealed unit double glazed windows with leaded finish and aspect to the front and stripped internal panelled door.

## Lounge

26'7" into bay x 13'11" (8.11 into bay x 4.26)

With charming fireplace with open grate fire and raised tiled hearth, three radiators, double glazed window with leaded finish and aspect to the front, bay window incorporating two sealed unit double glazed windows both having leaded finish and French doors with leaded finish opening onto paved patio and rear garden and stripped internal panelled door.



## Family Room

20'6" x 12'4" (6.25 x 3.76)

With radiator, feature lantern window, two sealed unit double glazed windows with leaded finish and aspect to the rear, sealed unit double glazed French doors with leaded finish opening onto large patio and rear garden and stripped internal panelled door.

## Office

13'4" x 8'7" (4.07 x 2.62)

With radiator, double glazed leaded window with aspect to the front, double glazed rear access door with leaded finish leading to the rear garden and stripped internal panelled door.



## Living Kitchen/Dining Room

20'4" into bay x 13'11" (6.21 into bay x 4.25)

With a comprehensive range of fitted units consisting of a one and a half bowl inset sink unit with period style mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching granite worktops, built-in microwave, chimney breast incorporating feature Falcon range style cooker with extractor hood over, integrated dishwasher and integrated fridge. Matching central fitted breakfast island again with granite worktops and fitted base cupboards beneath, spotlights to ceiling, wood flooring, two radiators, double glazed window with leaded finish overlooking the private rear garden, concealed worktop lights, feature matching fitted larder cupboard providing excellent storage, stripped internal panelled door, panelled door giving access to a utility room and open space leading into the dining room.



### Utility Room

7'3" x 6'7" (2.21 x 2.01)

With one and a half bowl stainless steel sink unit with mixer tap, fitted base and wall cupboard, matching worktops, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, heated towel rail/radiator, double glazed window with leaded finish and aspect to the front and separate entrance door giving access to the front of the property.

### Inner Lobby

With matching tiled flooring, radiator, built-in storage cupboard and integral door giving access to the garage.

### Living Dining Room

22'10" x 12'3" (6.96 x 3.74)

With feature vaulted ceiling with two double glazed Velux windows, wood flooring, radiator, built-in storage cupboard, built-in surround sound speakers, two double glazed leaded windows with aspect to the side, sealed unit double glazed leaded French doors opening onto paved patio and private rear garden and panelled door giving access to ground floor bedroom five.



### Bedroom Five

13'7" x 12'2" x 9'3" (4.16 x 3.71 x 2.83)

With radiator, two double glazed windows both having leaded finish, feature wall papered wall, pleasant views across the private rear garden and internal panelled door.



### En-Suite Wet Room

8'2" x 3'10" (2.51 x 1.18)

With walk-in shower with chrome shower unit, fitted wash basin with fitted storage cupboard beneath, low level WC, fully tiled walls with matching tiled flooring, heated towel rail/radiator, spotlights to ceiling, extractor fan, double glazed obscure window and internal panelled door.

### First Floor

#### Landing

With radiator, double glazed window with leaded finish and aspect to the front and built-in storage cupboard with stripped door.

### Double Bedroom One

18'11" into bay x 13'11" (5.79 into bay x 4.25)

With chimney breast with feature decorative period style fireplace, feature wall papered wall, access to the roof space, two radiators, bay window incorporating sealed unit double glazed windows with leaded finish overlooking the rear garden and stripped internal panelled door.



### En-Suite Bathroom

17'4" x 7'2" (5.29 x 2.19)

With large spa bath with chrome fittings, twin wash basins both having chrome fittings, double shower cubicle with chrome shower, low level WC, wood flooring, radiator, additional heated chrome towel rail/radiator, spotlights to ceiling, double glazed Velux window to side and internal panelled door.



### Double Bedroom Two

22'2" into recess x 14'2" x 14'1" (6.78 into recess x 4.34 x 4.31)

With decorative period style fireplace, two radiators, bay window incorporating sealed unit double glazed windows with leaded finish overlooking the private rear garden, feature wall papered wall, access to the roof space and stripped internal panelled door.



### En-Suite Shower Room

9'6" x 5'8" (2.91 x 1.73)

With separate shower cubicle with chrome fittings, pedestal wash hand basin, low level WC, wood flooring, radiator, built-in storage cupboard, heated chrome towel rail/radiator, spotlights to ceiling, sealed unit double glazed leaded window with aspect to the rear and internal panelled door.

### Double Bedroom Three

14'4" x 12'2" (4.38 x 3.73)

With decorative period style fireplace, radiator, sealed unit double glazed leaded window overlooking the rear garden, access to the roof space and stripped internal panelled door.





### Double Bedroom Four

10'7" x 9'8" (3.25 x 2.95)

With radiator, double glazed window with leaded finish and aspect to the front and stripped internal panelled door.



### Family Bathroom

10'3" x 6'3" (3.13 x 1.93)

With bath with electric shower over, fitted wash basin with fitted storage cupboards beneath, low level WC, sealed unit double glazed leaded obscure window with aspect to the front, built-in storage cupboard, heated chrome towel rail/radiator and stripped internal panelled door.

### Private Garden

To the rear of the property and being of a major asset to the sale of this particular property is its mature, private rear garden which is laid to lawn with a large Indian stone paved patio/terrace area. The garden is fully enclosed with an illuminated pathway leading to a further patio area situated at the bottom of the garden providing a pleasant sitting out and entertaining space.



### Driveway

The property benefits from a two-way driveway providing car standing spaces for approximately six/seven cars.

### Garage

18'8" x 9'3" (5.71 x 2.83)

With concrete flooring, power, lighting, electric up and over front door and integral door giving access to the property itself.

### Workshop

19'2" x 9'6" (5.85 x 2.91)

With power and lighting.

### Council Tax - G

Amber Valley



### 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>	72	78
(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>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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