



## 5 Bed House - Semi-Detached

9 Avenue Road, Duffield, Belper DE56 4DW

Price £685,000 Freehold



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& Company**

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- Beautiful Edwardian Home
- Ecclesbourne School Catchment Area
- Short Walk To Duffield Village Amenities
- Close to Chevin Golf Course
- Lounge & Family Room
- Living Kitchen/Dining Room
- Five Bedrooms & Two Bathrooms
- Private Enclosed Gardens
- Driveway & Brick Garge
- Character Features

ECCLESBOURNE SCHOOL CATCHMENT AREA – Beautiful five bedroom Edwardian family home located in this extremely sought after position close to Chevin Golf Course and walking distance to Duffield Village amenities.

#### 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.

#### Accommodation

##### Ground Floor

##### Porch

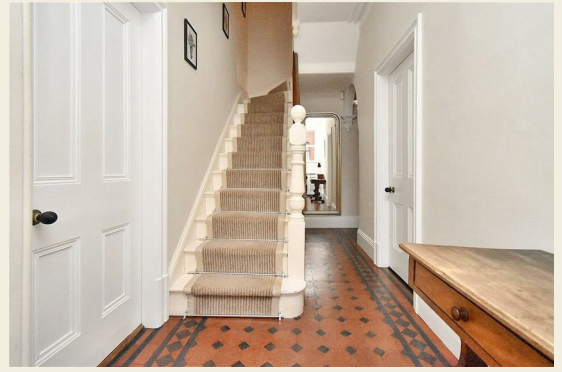
4'10" x 4'2" (1.49 x 1.28 )

With entrance door, quarry tiled flooring, inset doormat, high ceilings, coving to ceiling, stained glass window with leaded finish, half wood panelling to walls and internal half glazed door with surrounding stained glass with leaded finish opening into entrance hall.

### Entrance Hall

19'6" x 5'10" (5.95 x 1.80 )

With deep skirting boards and architraves, high ceilings, coving to ceiling, original Minton tiled flooring, radiator, double glazed window, staircase leading to first floor with attractive balustrade, door with access to cellar and period archway opening into the continuation of the entrance hall.



### Lounge

15'7" into bay x 13'10" (4.75 into bay x 4.24 )

With chimney breast with charming characterful fireplace incorporating gas burning stove and raised hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, picture rail, bespoke fitted book shelving to either side of chimney breast with fitted base cupboard underneath, radiator, two matching double glazed sash style windows with aspect to front and internal panelled door.



### Family Room

15'5" x 12'4" (4.71 x 3.77)

With featured fireplace with surrounds incorporating log burning stove and raised hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, picture rail, exposed wood flooring, radiator, open archway, double glazed French doors opening onto garden and internal panelled door.



### Inner Hallway

20'3" x 3'10" (6.19 x 1.17)

This is the continuation of the entrance hall with matching original charming Minton tiled flooring, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator and coat hangers.

### Cloakroom

6'10" x 3'4" (2.10 x 1.04 )

With low level WC, fitted washbasin with fitted base cupboard underneath, tiled splash-backs, Minton effect black and white tiled flooring, double glazed window, deep skirting boards and architraves, high ceilings, coving to ceiling and internal panelled door.

## Living Kitchen/Dining Room

20'9" x 12'9" (6.34 x 3.91 )



## Dining Area

With tiled flooring with underfloor heating, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, period style radiator, double glazed sash style window, a range of fitted wall and base cupboards with matching granite worktops, space for American style fridge/freezer, plumbing for automatic washing machine and open space leading to the kitchen area.



## Kitchen Area

With one and a half sink unit with chrome period style mixer tap and additional boiling/filter tap, a range of matching fitted wall and base units again with matching granite worktops, tiled flooring with underfloor heating, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, open space leading to dining area, double glazed French doors opening onto rear garden, double glazed side sash style window, built-in microwave, integrated dishwasher and Range style cooker.



## First Floor

### Passageway Landing

14'9" x 5'9" (4.52 x 1.77 )

With deep skirting boards and architraves, high ceilings, coving to ceiling, double glazed sash style window with featured internal plantation shutter blinds, radiator and staircase leading to second floor.

### Double Bedroom One

14'1" x 12'6" (4.30 x 3.82 )

With chimney breast with featured characterful display fireplace, deep skirting boards and architraves, high ceilings, coving to ceiling, fitted wardrobe to the left-hand side of chimney breast, radiator, pleasant views towards the Chevin and beyond to front, two matching double glazed sash style windows and stripped internal panelled door.



### Walk-In Wardrobe

5'2" x 3'3" (1.60 x 1.00 )

With double glazed window, coat hangers and internal stripped panelled door.

### Double Bedroom Two

15'5" x 12'7" (4.72 x 3.86 )

With chimney breast with featured characterful display fireplace, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, double glazed sash style window to rear and internal stripped panelled door.



### Inner Landing

20'8" x 3'5" (6.32 x 1.05 )

With deep skirting boards and architraves and high ceilings.

### Double Bedroom Three

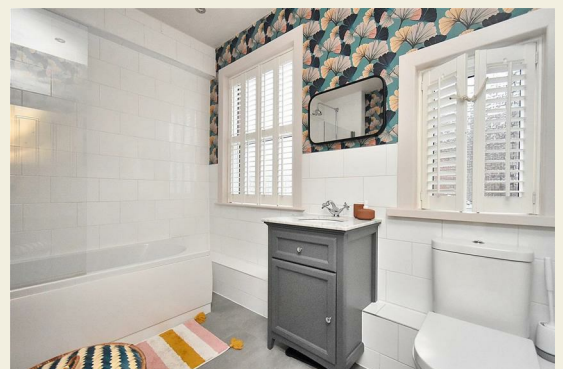
10'11" x 9'1" (3.35 x 2.79 )

With featured cast iron display period style fireplace, deep skirting boards and architraves, high ceilings, fitted corner storage cupboard providing storage with drawers underneath, radiator and double glazed sash style window to rear with featured internal plantation shutter blinds.

### Family Bathroom

9'8" x 7'6" (2.97 x 2.29 )

With bath with shower over and shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring with underfloor heating, heritage style towel rail/radiator, high ceilings, spotlights to ceiling, two double glazed windows both having featured internal plantation shutter blinds and stripped internal panelled door.



### Second Floor

## Landing

With the continuation of the balustrade.

## Double Bedroom Four

19'5" x 12'7" (5.92 x 3.85 )

With charming cast iron display period style fireplace, high ceilings, two radiators, double glazed window to rear and internal stripped panelled door.



## En-Suite

7'6" x 5'10" (2.29 x 1.80 )

With separate corner shower cubicle with electric shower, fitted washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, heated towel rail/radiator, spotlights to ceiling, extractor fan, double glazed obscure window and stripped internal panelled door.



## Double Bedroom Five

12'7" x 12'5" (3.84 x 3.79 )

With charming cast iron period display fireplace with fitted wardrobes either side, high ceilings, radiator, pleasant views towards to the Chevin and beyond to front, double glazed window and stripped internal panelled door.



## Front Garden

The property is set back from the pavement edge in a slightly elevated and prominent position with views towards the Chevin to the front, behind a lawned fore-garden with flowerbeds and natural stone retaining wall.

### Rear Garden

To the rear of the property is an enclosed rear garden laid to lawn with flowerbeds and patio.



### Side Garden

The garden continues to the side of the property which is mainly block paving with raised beds.



### Driveway

A double width tarmac driveway with block paved edges provides car standing spaces for two cars.

### Brick Garage

16'6" x 9'1" (5.05 x 2.78 )

With concrete floor, power and lighting, rear access door, side window and up and over front door.

### Council Tax Band - F

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>		
(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	

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### 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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