

Fletcher & Company

76 Park Road, Duffield, Belper, Derbyshire, DE56 4GR

Offers Around £495,000

Freehold



- Beautiful Detached Property
- Ecclesbourne School Catchment Area
- Lounge with Fireplace
- Living Fitted Kitchen/Dining Room
- Cloakroom/Utility
- Four Bedrooms, Family Bathroom
- Attractive Enclosed Garden
- Driveway For Three/Four Vehicles
- Garage with Electric Door
- Close To Excellent Amenities & Countryside





Summary

ECCLESBOURNE SCHOOL CATCHMENT AREA – Highly appealing detached property located within a short walk of Duffield Village amenities.

F&C

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

13'9" x 6'7" (4.20 x 2.03)

With half glazed entrance door, radiator, staircase leading to first floor and under-stairs storage cupboard.

Lounge

12'11" x 10'7" (3.96 x 3.24)

With fireplace with surrounds with inset living flame gas fire and raised hearth, radiator, featured wallpapered wall, double glazed window with fitted blind with aspect to front and internal sliding glazed doors opening into living kitchen/dining room.



Living Kitchen/Dining Room

23'5" x 10'5" (7.15 x 3.20)



Dining Room

With feature wallpapered wall, radiator, double glazed French doors opening onto sun patio and rear garden and open square archway leading into kitchen area.



Kitchen

With one and a half stainless steel sink unit with mixer tap, baser units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with solid oak worktops, built-in stainless steel four ring gas hob with stainless steel extractor hood over, built-in stainless steel electric fan assisted oven, integrated dishwasher, tiled flooring, radiator, spotlights to ceiling, double glazed window overlooking rear garden and open square archway leading back into dining area.

Inner Lobby

With radiator and half glazed door giving access to the side which in turn leads to the rear garden.

Utility/Laundry Cupboard

With plumbing for automatic washing machine, tiled flooring, wall mounted boiler and double glazed window.

Cloakroom

With low level WC, tiled floor, radiator, washbasin and double glazed window.

First Floor

Landing

With built-in storage cupboard, double glazed window with fitted blind and access to roof space.

Bedroom One

13'0" x 10'5" (3.98 x 3.20)

With radiator and double glazed window with fitted blind.



Bedroom Two

10'1" x 9'9" (3.09 x 2.99)

With radiator, double glazed window to front and double glazed window to rear.



Bedroom Three

12'4" x 10'7" (3.76 x 3.23)

With radiator and double glazed window.



Bedroom Four/Study

6'7" x 5'11" (2.02 x 1.82)

With radiator and double glazed window with fitted blind.



Family Bathroom

7'7" x 6'6" (2.32 x 2.00)

In white with bath with chrome shower over with shower screen door, fitted washbasin, low level WC, large fitted mirror, tiled splash-backs, matching tiled flooring, spotlights to ceiling, heated chrome towel rail/radiator and double glazed window.



Pleasant Enclosed Garden

To the rear of the property is a neat and tidy low maintenance enclosed rear garden laid to lawn with a varied selection of shrubs and plants and attractive sun patio.



Driveway

A tarmac driveway with block paved edges provides car standing space for four cars.

Garage

17'0" x 7'10" (5.19 x 2.41)

With concrete floor, power, lighting, cold water tap, side access door, double glazed window and electric front door.

Council Tax - E

Amber Valley

Ground Floor



First Floor



Total area: approx. 122.2 sq. metres (1315.4 sq. feet)



Duffield Office

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DE56 4GR

Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	