



## 5 Bed House - Semi-Detached

4 Cumberhills Road, Duffield, Belper DE56 4HA

Offers Around £650,000 Freehold



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- Charming Edwardian Family Home
- Ecclesbourne School Catchment Area
- Three Reception Rooms
- Kitchen, Utility & Cloakroom
- Five Bedrooms, Family Bathroom
- Private Mature Gardens
- Large Driveway & Brick Garage
- Potential To Extend & Loft Conversion ( subject to planning permission )
- Lovely Character Features
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA – Edwardian five bedroom family home with private garden set within this highly desirable location – NO CHAIN.

### 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. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also 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 famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities.

### Accommodation

#### Ground Floor

##### Vestibule

4'1" x 3'8" (1.25 x 1.12)

With glazed entrance door with glazed window over, deep skirting boards and architraves, high ceilings, coving to ceiling, quarry tiled flooring and internal half glazed door with stained glass with leaded finish opening into spacious entrance hall.

##### Spacious Entrance Hall

26'11" x 5'7" (8.22 x 1.72)

With matching quarry tiled flooring, deep skirting boards and architraves, high ceilings, coving to ceiling, period open archway, radiator, staircase leading to first floor with attractive balustrade, fitted shelving, fitted storage cupboard and internal stained glass windows with leaded finish.

### Cloakroom

5'0" x 3'0" (1.54 x 0.92)

With low level WC, washbasin, tiled splash-backs, matching quarry tiled flooring, high ceilings and obscure window.

### Lounge

16'4" into bay x 13'7" (4.98 into bay x 4.16)

With fireplace with surrounds and hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, two radiators, double glazed windows either side of chimney breast, double glazed bay window incorporating three double glazed sash style windows to front, wall lights and internal glazed door.



### Family Room

13'9" x 12'0" (4.21 x 3.66)

With fireplace with open grate fire and raised tiled hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, double glazed window to side, radiator, double glazed French doors to rear and internal glazed door.

### Dining Room

14'7" x 11'6" (4.45 x 3.52)

With wall mounted gas fire, deep skirting boards and architraves, high ceilings, radiator, built-in storage cupboard, double glazed sash style window and half glazed door giving access to kitchen.



### Kitchen

11'6" x 7'1" (3.51 x 2.18)

With double stainless steel sink unit with mixer tap, base units, wall cupboards, matching worktops, Rangemaster cooker (included in the sale), extractor hood, plumbing for automatic washing machine, plumbing for dishwasher, tiled flooring, radiator, double glazed sash style window, additional window and pine ceiling with light.



### Rear Lobby

With tiled floor, half glazed door giving access to private garden and built-in storage cupboard.

## Utility

11'3" x 4'5" (3.43 x 1.35)

With tiled flooring, fitted cupboards, high ceilings, double glazed window and two obscure windows.

## First Floor

### Passageway Landing

With deep skirting boards and architraves, high ceilings, period open archway, skylight window, matching balustrade, original storage cupboard and additional built-in storage cupboard with panelled door.

### Roof Space

Accessed via a loft ladder and provides excellent potential for a loft conversion (subject to planning permission).

### Bedroom One

15'7" x 12'1" (4.75 x 3.70)

With chimney breast with display fireplace alcove with tiled surrounds, deep skirting boards and architraves, high ceilings, coving to ceiling, far-reaching views to front, bay window incorporating three double glazed sash style windows, radiator and internal panelled door.



### Bedroom Two

13'8" x 12'2" (4.19 x 3.71)

With fitted wardrobes with dressing table and further chest of drawers, fitted washbasin with hot and cold taps, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, double glazed sash style window, pleasant aspect to rear and internal panelled door.



### Bedroom Three

10'8" x 8'5" (3.27 x 2.59)

With deep skirting boards and architraves, high ceilings, built-in storage cupboard, double glazed sash style window and internal panelled door.



### Bedroom Four

11'7" x 7'1" (3.54 x 2.18)

With deep skirting boards and architraves, high ceilings, radiator, double glazed sash style window with pleasant aspect to rear and half glazed internal door.



### Bedroom Five/Study

9'5" x 5'6" (2.88 x 1.69)

With deep skirting boards and architraves, high ceilings, radiator, coving to ceiling, pleasant far-reaching views to front, double glazed sash style window and internal panelled door.

### Family Bathroom

8'5" x 5'8" (2.57 x 1.74)

With double shower cubicle with chrome fittings including shower, pedestal wash handbasin, bidet, low level WC, fully tiled walls, matching tiled flooring with underfloor heating, heated chrome towel rail/radiator, shaver point, extractor fan, wall mounted mirrored medicine cabinet, mirror, glass shelf, double glazed sash style window and internal panelled door.



### Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with low brick retaining wall, paving slabs with inset beds and pathway leading to the entrance door.



## Rear Garden

Being of a major asset and sale to this particular property is its mature private rear garden backing onto open fields and beyond. The garden is enclosed by a brick retaining wall and fencing and enjoys a sun patio, shaped lawns and a varied selection of plants, shrubs and fruit trees. Two timber sheds.



## Driveway

A tarmac driveway provides car standing spaces for four/five vehicles.

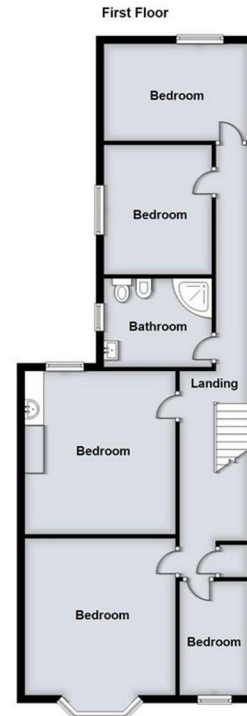
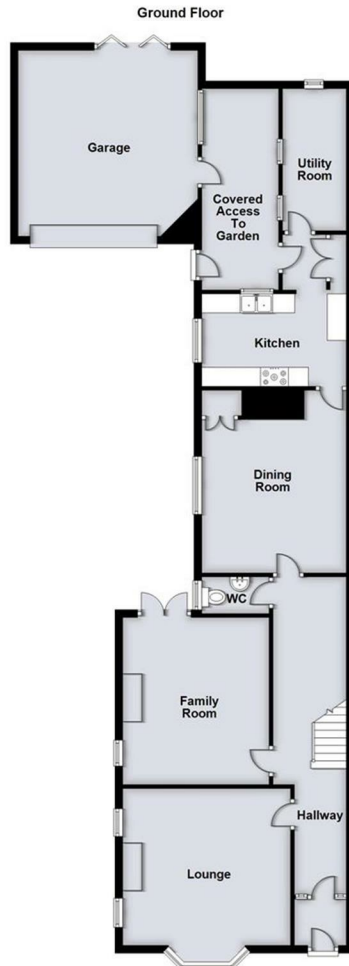


## Large Brick Garage

18'11" x 14'6" (5.79 x 4.43)

With power and lighting, electric front door, rear access door, side window and side personnel door.

Council Tax Band E - 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>		<b>73</b>
(55-68) <b>D</b>	<b>59</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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