



5 Bed House - Semi-Detached

34 King Street, Duffield, Belper DE56 4EU

Offers Around £650,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Magnificent Spacious Edwardian Family Home
- Ecclesbourne School Catchment Area
- Two Reception Rooms & Lovely Garden Room
- Quality Fitted Kitchen/Dining Room
- Utility, Cloakroom, Rear Hallway/Bike Store
- Five Double Bedrooms
- Three Bathrooms
- Landscaped Enclosed Private Gardens
- A Short Walk to Duffield Village Amenities
- Spacious Accommodation - Beautifully Presented - Character Features

ECCLESBOURNE SCHOOL CATCHMENT AREA - OUTSTANDING FAMILY HOME - OVER 2,300 sq. ft - Comprehensively re-deigned to a high standard this spacious five bedroom Edwardian home must be seen to appreciate the quality on offer.

The Location

The village of Duffield provides an excellent range of amenities including a selection of shops, schools including the Meadows, William Gilbert primary school and the noted Ecclesbourne secondary school. 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.

Accommodation

Ground Floor

Attractive Porch

15'1" x 4'2" (4.61 x 1.28)

With double glazed entrance door incorporating floor-to-ceiling feature obscure windows, tiled flooring, high ceilings, character open archway leading into vestibule and internal oak veneer door with chrome fittings opening into rear hallway/bike store.



Rear Hallway/Bike Store

18'1" x 4'2" (5.53 x 1.28)

With matching tiled flooring, high ceilings, storage cupboard, electric heater and double glazed door giving access to private landscaped garden.

Utility

4'10" x 4'8" (1.49 x 1.44)

With circular stainless steel sink unit with mixer tap, fitted base cupboard, wood worktop, mosaic style tiled splash-backs, concealed Worcester boiler, wall cupboard, matching tiled flooring, high ceilings, plumbing for automatic washing machine and double glazed window.

Vestibule

With matching tiled flooring, two matching fitted base shoe cupboards with shelf above and original half glazed entrance door opening into hallway.

Hallway

21'5" x 5'10" (6.55 x 1.79)

With deep skirting boards and architraves, high ceilings, coving to ceiling, centre rose, radiator, quarter wood panelling to walls, under-stairs storage cupboard and attractive split-level staircase with oak balustrade with glass insets leading to first floor.

Cloakroom

7'6" x 3'9" (2.31 x 1.15)

With low level WC, pedestal wash handbasin with chrome fittings, tiled splash-backs with matching tiled flooring, heated chrome towel rail/radiator, high ceilings, period style sash window and internal oak veneer door with chrome fittings.

Lounge

15'7" into bay x 12'2" (4.76 into bay x 3.72)

With chimney breast incorporating fireplace with electric fire and raised hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, bay window incorporating four double glazed sash style windows with chrome fittings with aspect to front, radiator, fitted display shelving to the right-hand side of the chimney breast and internal oak veneer door with chrome fittings.



Dining Room

12'8" x 12'2" (3.88 x 3.73)

With chimney breast incorporating characterful fireplace and surrounds with exposed brickwork and Morso log burning stove with raised quarry tiled hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, three double glazed sash style windows with chrome fittings with aspect to front and internal oak veneer door with chrome fittings.



Living Kitchen/Dining Room

25'3" x 11'9" (7.70 x 3.59)



Dining Area

With tiled flooring, radiator, high ceilings, spotlights to ceiling, matching fitted storage cupboards, feature internal glazed doors opening into garden room, open space leading into kitchen area and internal oak veneer door with chrome fittings.



Kitchen Area

With one and a half inset sink unit with chrome mixer tap, base units with cupboard fronts, wall and base units with attractive matching Corian worktops, the continuation of the Corian worktops forming a useful breakfast bar area, Neff four ring induction hob with circular AEG extractor hood over, high ceilings, spotlights to ceiling, radiator, two AEG electric fan assisted ovens, AEG microwave, AEG coffee maker, stainless steel wine cooler, integrated large Lamona freezer, integrated large Lamona fridge, integrated AEG dishwasher, integrated AEG washer dryer, double glazed sash style window with chrome fittings overlooking private rear garden, tiled splash-backs and open space leading back into dining area.



Garden Room

12'4" x 9'1" (3.78 x 2.79)

With matching tiled flooring with underfloor heating, feature character ceilings incorporating spotlights and large skylight style window, double glazed side window and attractive wide floor-to-ceiling double glazed windows incorporating French doors opening onto Indian stone paved patio and private garden.



First Floor

Landing

With radiator, matching quarter wood panelling to walls, deep skirting boards and architraves, high ceilings and the continuation of the attractive split-level oak staircase with inset glass leading to second floor.

Double Bedroom Two

12'1" x 11'9" (3.70 x 3.59)

With chimney breast, deep skirting boards and architraves, high ceilings, radiator, double glazed sash style window with chrome fittings overlooking rear garden and internal oak veneer door with chrome fittings.



Walk-In Wardrobe

12'4" x 4'3" (3.77 x 1.31)

With wood flooring, feature wallpapered wall and storage for clothes with rails and shelving.

En-Suite Bathroom

8'10" x 6'2" (2.70 x 1.90)

With bath with chrome fittings including chrome hand shower attachment, fitted wash handbasin with chrome fittings with fitted base cupboard underneath, low level WC, tiled flooring, heated towel rail/radiator, two double glazed windows both having internal plantation shutter blinds and internal oak veneer door with chrome fittings.



Double Bedroom Three

12'8" x 12'3" (3.87 x 3.74)

With chimney breast, deep skirting boards and architraves, high ceilings, radiator, original floor-to-ceiling character cupboard with panelled doors to the left-hand side of the chimney breast, pleasant far-reaching views across Duffield and beyond, two matching double glazed windows with chrome fittings and internal oak veneer door with chrome fittings .



Double Bedroom Four

12'11" x 12'4" (3.94 x 3.77)

With chimney breast, deep skirting boards and architraves, high ceilings, radiator, pleasant far-reaching views across Duffield and beyond, two matching double glazed sash style windows with chrome fittings and internal oak veneer door with chrome fittings.



Double Bedroom Five

12'3" x 11'8" (3.74 x 3.58)

With chimney breast, deep skirting boards and architraves, high ceilings, radiator, double glazed window with chrome fittings overlooking rear garden and internal oak veneer door with chrome fittings.



Family Shower Room

7'10" x 5'9" (2.39 x 1.76)

With large walk-in double shower enclosure with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring, high ceilings, heated towel rail/radiator, double glazed sash style window with chrome fittings and internal oak veneer door with chrome fittings.



Second Floor

Landing

With double glazed Velux style window.

Double Bedroom One

16'10" x 11'8" plus wardrobes (5.14 x 3.57 plus wardrobes)

With a good range of attractive fitted wardrobes providing storage with chrome handles, character ceilings, spotlights to ceiling, radiator, pleasant far-reaching views, double glazed Velux style window with fitted blind, radiator and internal oak veneer door with chrome fittings.



Walk-In Wardrobe

10'9" x 3'0" (3.28 x 0.92)

En-Suite Shower Room

11'8" x 6'10" (3.58 x 2.09)

With double shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splash-backs with matching tiled flooring, heated towel rail/radiator, pleasant far-reaching views and double glazed Velux style window with fitted blind.



Front Garden

The property is set well back from the pavement edge in a slightly elevated and prominent position with far-reaching views to the front. The attractive fore-garden with brick retaining wall offers a varied selection of shrubs, plants, Magnolia tree and a very charming verandah.



Rear Garden

Being of a major asset and sale to this particular property is its landscaped, private fully enclosed rear garden. The garden enjoys a level lawned garden complemented by raised well stocked beds with sleepers, Indian stone paved patio with Pergola and at the bottom of the garden is a large tiered decking area providing a very pleasant sitting out and entertaining space.



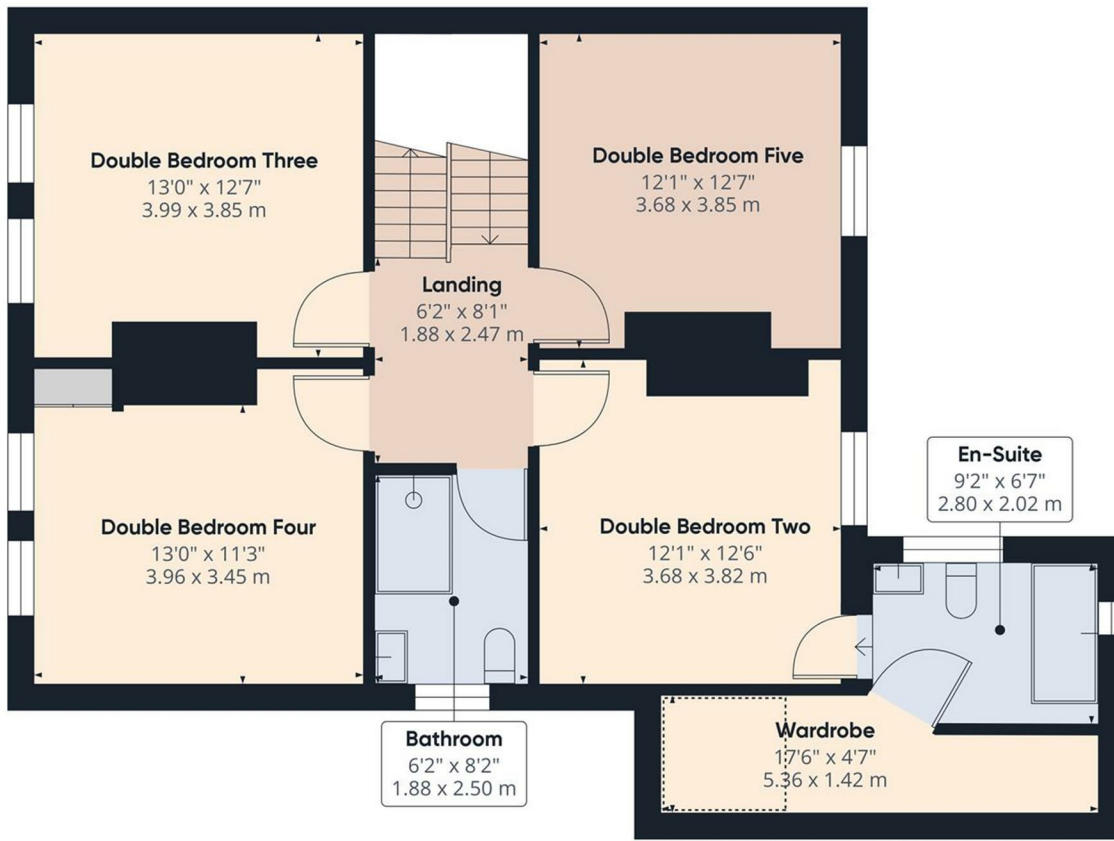
Council Tax Band - E

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Amber Valley



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Floor 1

Approximate total area⁸
899.36 ft²
83.55 m²

Reduced headroom
22.52 ft²
2.09 m²

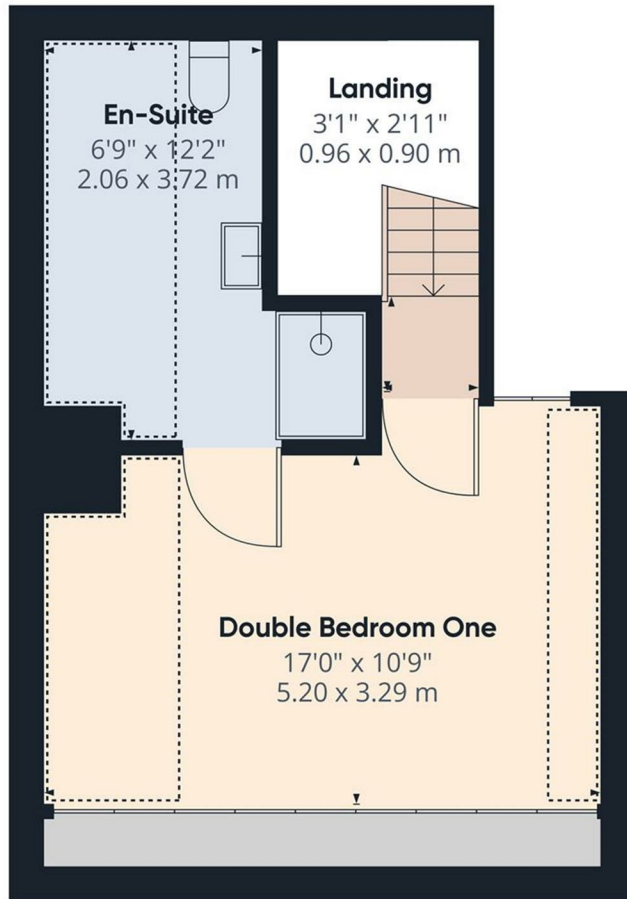
Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 2

Approximate total area¹
324.63 ft²
30.16 m²

Reduced headroom
102.07 ft²
9.48 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	58	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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