



3 Bed House - Detached

46 Hall Farm Road, Duffield, Belper DE56 4FS

Offers Around £535,000 Freehold



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- Beautiful Detached Home
- Ecclesbourne School Catchment Area
- Potential to Extend
- Lounge/Dining Room
- Fitted Kitchen/Diner
- Three Generous Bedrooms, Fitted Family Bathroom
- Large Garden
- Block Paved Driveway for Three/Four Cars
- Brick Garage with Electric Door
- Walking Distance to Duffield Amenities

ECCLESBOURNE SCHOOL CATCHMENT AREA – A three bedroom detached property with delightful garden, located within a short walk of Duffield Village amenities.

The property also offers potential to be extended (subject to planning permission).

The gas central heating and double glazed living accommodation briefly consists on the ground floor: entrance hall with staircase leading to first floor, fitted cloakroom with WC, lounge/dining room with door opening onto large patio and garden and well-appointed kitchen/diner. The first floor landing leads to three generous sized bedrooms and a fitted family bathroom with shower.

Being of a major asset and sale to this particular property is its delightful, well stocked private large rear garden enjoying shaped lawns with a varied selection of shrubs, plants and large patio.

A block paved driveway provides car standing spaces for three/four cars and leads to a brick garage with electric door.

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

Porch

13'6" x 2'5" (4.12 x 0.75)

With half glazed entrance door, sealed unit double glazed windows, tiled flooring and internal glazed door giving access to entrance hall.

Entrance Hall

10'6" x 9'6" (3.21 x 2.91)

With staircase leading to first floor, high ceilings, coving to ceiling, radiator and under-stairs storage cupboard.

Cloakroom

8'2" x 2'6" (2.50 x 0.78)

With low level WC, washbasin with fitted base cupboard underneath, tiled flooring, useful floor-to-ceiling storage cupboard providing storage with shelving, heated towel rail/radiator, high ceilings, spotlights to ceiling, sealed unit double glazed window and internal panelled door.



Lounge/Dining Room

24'10" x 11'6" x 8'5" (7.59 x 3.51 x 2.59)

With feature fireplace with surrounds with inset living flame gas fire and raised hearth, high ceilings, coving to ceiling, two radiators, sealed unit double glazed window, sealed unit double glazed door opening onto paved patio and private rear garden and internal panelled door.



Fitted Kitchen/Diner

16'9" x 10'3" x 7'5" (5.12 x 3.13 x 2.28)

Dining Area

With tiled flooring, radiator, coving to ceiling, high ceilings, spotlights to ceiling, fitted storage cupboard with shelving and fitted base cupboard underneath, space alcove and internal panelled door.



Kitchen Area

With one and a half stainless steel sink unit with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching granite worktops, built-in four ring induction hob with glass splash-back, stainless steel extractor hood over, built-in electric fan assisted oven, integrated dishwasher, integrated washing machine, matching tiled flooring, high ceilings, spotlights to ceiling, two sealed unit double glazed windows both having fitted blinds, concealed Worcester central heating boiler and open space leading into dining area.



First Floor

Landing

With coving to ceiling, access to roof space and sealed unit double glazed window to front.

Bedroom One

11'4" x 9'11" (3.46 x 3.03)

With radiator, coving to ceiling, sealed unit double glazed window to rear, pleasant aspect over rear garden and beyond and internal panelled door.



Bedroom Two

12'5" x 9'10" (3.81 x 3.02)

With radiator, coving to ceiling, sealed unit double glazed window, pleasant aspect over rear garden and beyond to rear and internal panelled door.



Bedroom Three

8'7" x 7'8" (2.62 x 2.36)

With radiator, coving to ceiling, sealed unit double glazed window with aspect to front and internal panelled door.



Family Bathroom

7'8" x 7'6" (2.35 x 2.29)

With bath with chrome fittings with chrome shower over with shower screen door, fitted washbasin with chrome fittings with fitted base cupboard underneath, bidet, low level WC, illuminated wall mounted mirror, fitted bathroom cabinet, tiled flooring, extractor fan, heated towel rail/radiator, shaver point, sealed unit double glazed obscure window and internal panelled door.



Front Garden

The property is nicely set back from the pavement edge behind a deep lawned fore-garden with attractive small trees.

Rear Garden

Being of a major asset and sale to this particular property is its large, private enclosed rear garden enjoying wide shaped lawns, a varied selection of shrubs, plants and small trees, large paved patio/terraced area providing a pleasant sitting out and entertaining space and timber shed.



Driveway

A block paved driveway provides car standing spaces for approximately three/four cars.

Brick Garage

19'1" x 8'2" (5.84 x 2.50)


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

Council Tax Band D - Amber Valley



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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	