



4 Bed House - Detached

25 Chestnut Close, Duffield, Belper DE56 4HD

Offers Over £700,000 Freehold



Fletcher
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- Highly Appealing Detached Property
- Ecclesbourne School Catchment Area
- Sought-After Cul-de-Sac Location – A Short Walk to Duffield Village Amenities
- Potential to Extend (Subject to Planning Permission)
- Lounge & Dining Room
- Kitchen, Breakfast Room, Utility
- Four Bedrooms, Family Bathroom & Shower Room
- Wonderful Large Garden – Rare Opportunity
- Block Paved Driveway
- Brick Double Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – A highly appealing four bedroom detached property with a superb large garden, located in a very sought-after cul-de-sac close to Duffield village amenities.

The property does offer potential to be extended, if desired (subject to planning permission).

The gas central heated and double glazed living accommodation briefly consists on the ground floor: porch, entrance hall with staircase leading to first floor, shower room, lounge, dining room, kitchen, breakfast room utility and additional porch. The first floor landing leads to four bedrooms and a family bathroom with separate WC.

A surprising large garden complements the property to the rear and only can be appreciated when viewed.

Block paved driveway provides car standing spaces and leads to a double garage.

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

Porch

7'10" x 2'8" (2.40 x 0.83)

With double glazed double opening front doors, large inset doormat and door giving access to entrance hall.

Entrance Hall

16'3" x 6'6" (4.97 x 1.99)

With radiator, coving to ceiling, built-in double storage cupboard, two matching double glazed obscure windows and staircase leading to first floor with attractive balustrade.

Shower Room

9'3" x 3'2" (2.82 x 0.98)

With separate shower cubicle with shower, fitted washbasin, low level WC, radiator, double glazed obscure window, extractor fan and internal panelled door.

Lounge

19'10" x 10'11" (6.07 x 3.33)

With fireplace with surrounds with inset living flame gas fire and raised hearth, coving to ceiling, radiator, double glazed bow window with deep windowsill with aspect to front, double glazed French doors opening onto block paved patio and superb large rear garden and open archway leading into dining room.



Dining Room

11'7" x 9'4" (3.54 x 2.87)

With radiator, coving to ceiling, double glazed window overlooking beautiful rear garden and internal glazed door.



Kitchen

13'5" x 9'4" (4.09 x 2.85)

With single stainless steel sink unit with mixer tap, wall and base units with matching worktops, tiled splash-backs, built-in ceramic four ring hob, built-in double electric fan assisted oven, plumbing for dishwasher, central kitchen island, coving to ceiling, integrated fridge/freezer, double glazed window overlooking beautiful rear garden, radiator and open square archway leading into breakfast room.



Breakfast Room

8'7" x 7'1" (2.62 x 2.16)

With electric heater, internal multipaned window, coving to ceiling and double glazed French doors opening onto block paved patio and beautiful rear garden.

Utility

10'0" x 5'3" (3.05 x 1.61)

With one and a half sink unit with mixer tap, base cupboards, worktops, plumbing for automatic washing machine, concealed central heating boiler, radiator, double glazed window, shoe rack and double glazed door giving access to additional porch.

First Floor

Feature Landing

With radiator, coving to ceiling, access to roof space, built-in cupboard housing the hot water cylinder, fitted book cupboard and two double glazed windows.



Bedroom One

12'2" x 9'4" (3.73 x 2.87)

With fitted wardrobes, radiator, coving to ceiling, double glazed window overlooking rear garden and internal panelled door.



Bedroom Two

10'11" x 10'1" (3.35 x 3.09)

With built-in wardrobes, coving to ceiling, radiator, double glazed window with aspect to front and internal panelled door.



Bedroom Three

10'11" x 9'6" (3.34 x 2.92)

With radiator, coving to ceiling, double glazed window overlooking rear garden and internal panelled door.



Bedroom Four

8'3" x 8'2" (2.54 x 2.49)

With built-in cupboards/wardrobes providing storage, radiator, coving to ceiling, double glazed window with aspect to front and internal panelled door.



Family Bathroom

7'1" x 5'5" (2.18 x 1.67)

With bath, fitted washbasin with fitted base cupboard underneath, radiator, fully tiled walls, double glazed obscure window and internal panelled door.



Separate WC

5'5" x 2'8" (1.67 x 0.82)

With low level WC, washbasin, tiled splash-backs, double glazed obscure window and internal panelled door.

Front Garden

The property is set back from the pavement edge behind a lawned fore-garden.

Side Garden

A gated enclosed area used for storing wheelie bins.

Rear Garden

Being of a major asset and sale to this particular property is its surprisingly large enclosed rear garden which can be only appreciated when viewed. The garden enjoys shaped lawns and large block paved patio providing a pleasant sitting out and entertaining space with summerhouse. The garden is enclosed by fencing and natural stone high retaining wall complemented by several attractive trees.



Driveway

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

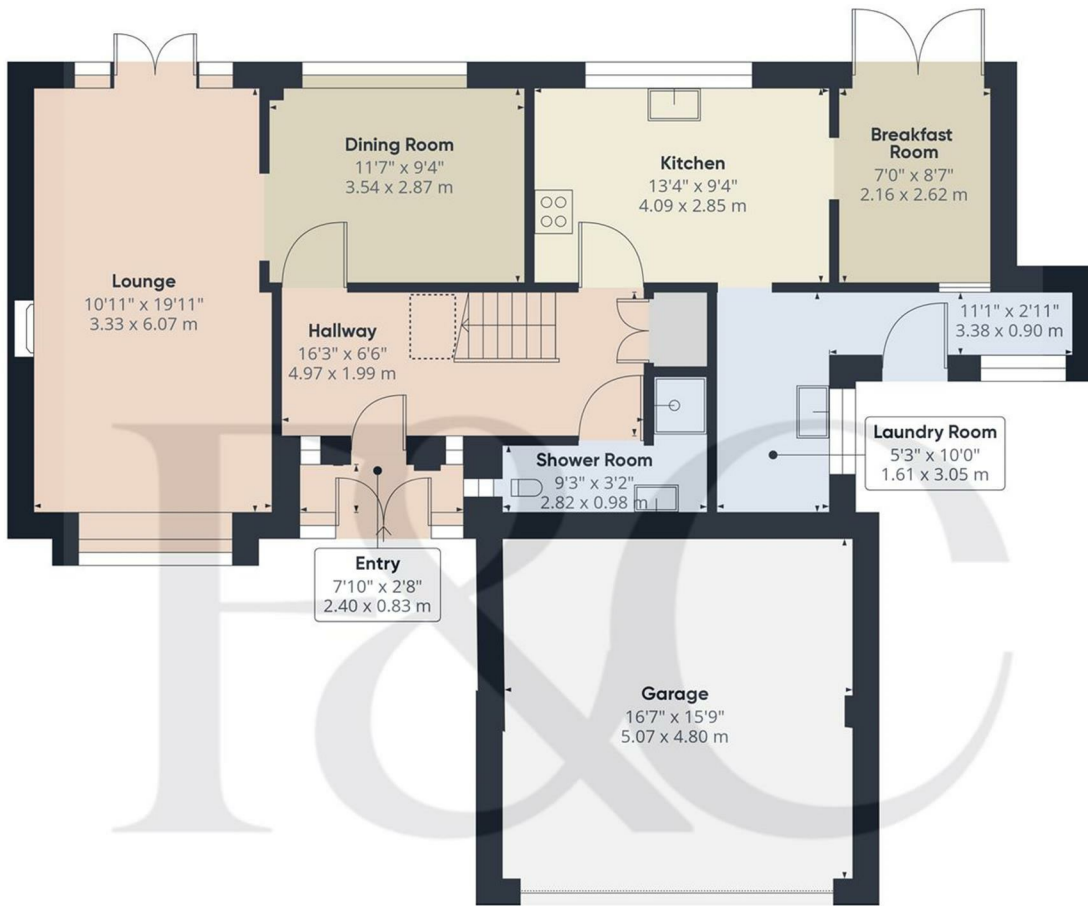
Brick Double Garage

16'7" x 15'8" (5.07 x 4.80)

With up and over door.



Council Tax - F
Amber Valley



Floor 0

Approximate total area⁽¹⁾
1073.15 ft²
99.7 m²

Reduced headroom
5.56 ft²
0.52 m²

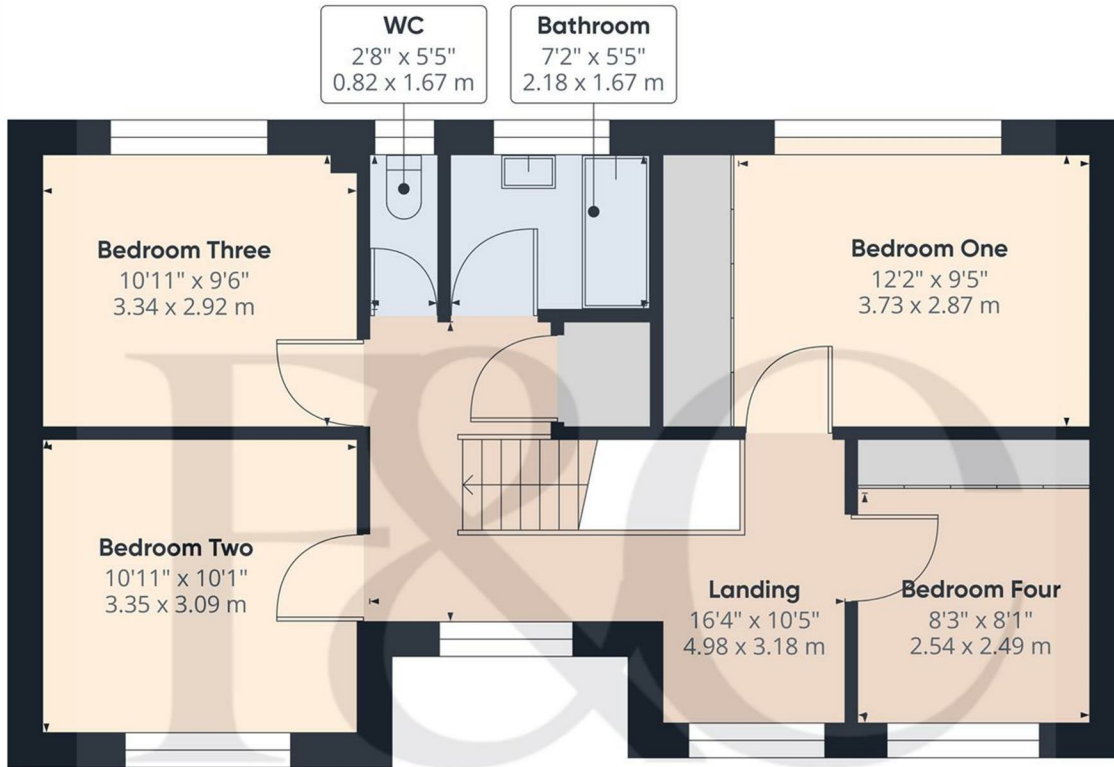
(1) Excluding balconies and terraces

☐ 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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Approximate total area¹⁾
634.38 ft²
58.94 m²

(1) Excluding balconies and terraces

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Floor 1

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>		
	67	78
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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