



4 Bed House - Detached

32 Chestnut Close, Duffield, Belper DE56 4HD

Offers Around £485,000 Freehold



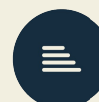
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- Highly Appealing Detached Property
- Ecclesbourne School Catchment Area
- Prime Location – Sought-After Cul-de-Sac Location
- Spacious Lounge
- Fitted Kitchen & Dining Room
- Four Bedrooms, Family Bathroom
- Pleasant Gardens
- Driveway & Integral Garage
- No Chain Involved
- Viewing Highly Recommended

ECCLESBOURNE SCHOOL CATCHMENT AREA – Highly appealing four bedroom detached property located in a prime cul-de-sac location close to Duffield Village.

The property is offered for sale with no chain involved and benefits from gas central heating and double glazing.

The accommodation consists on the ground floor: porch with integral door giving access to garage, entrance hall with staircase leading to first floor, cloakroom with WC, spacious lounge, dining room and fitted kitchen. The first floor landing leads to four bedrooms and a fitted family bathroom.

The property is set back from the pavement edge behind a lawned fore-garden with a block paved driveway leading to an integral garage with power and lighting.

To the rear of the property is a pleasant enclosed rear garden laid to lawn with flowerbeds and patio.

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

With panelled entrance door, side double glazed window, integral door giving access to garage and glazed internal door giving access to entrance hall.

Entrance Hall

15'10" x 5'10" (4.83 x 1.78)

With radiator and staircase leading to first floor with under-stairs storage cupboard.

Cloakroom

7'10" x 3'0" (2.40 x 0.92)

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

Spacious Lounge

23'8" x 11'10" (7.22 x 3.63)

With stone fireplace with electric fire, two radiators, two double glazed windows and double glazed door giving access to private garden.



Dining Room

8'11" x 8'4" (2.74 x 2.55)

With radiator and double glazed window. (Potential to knock the dining room into the kitchen, if desired).



Kitchen

11'5" x 8'11" (3.48 x 2.73)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in double electric fan assisted oven, integrated fridge, integrated freezer, dishwasher, serving hatch into dining room, tiled flooring, concealed worktop lights, double glazed window, small breakfast bar, radiator and double glazed side access door.



First Floor

Landing

With access to roof space.

Bedroom One

10'11" x 10'9" (3.35 x 3.29)

With radiator and double glazed window to front.



Bedroom Two

10'11" x 9'2" (3.33 x 2.80)

With built-in cupboard with shelving, radiator and double glazed window to front.



Bedroom Three

11'10" x 8'0" (3.63 x 2.45)

With radiator and double glazed window to rear.



Bedroom Four

11'10" x 5'11" (3.63 x 1.81)

With radiator and double glazed window to rear.



Family Bathroom

8'8" x 6'5" (2.65 x 1.97)

With bath with mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, separate shower cubicle with shower, tiled splash-backs, radiator, built-in cupboard housing the hot water cylinder and double glazed window.



Front Garden

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

Rear Garden

To the rear of the property is a private enclosed rear garden laid to lawn with shrubs and paved patio. Side access.



Driveway

A block paved driveway provides car standing space.

Integral Garage

17'1" x 8'0" (5.23 x 2.46)

With power and lighting, concrete floor, central heating boiler, double glazed side window and up and over metal front door. (Small utility area with single stainless steel sink unit with mixer tap, fitted base cupboard, plumbing for automatic washing machine and space for tumble dryer).

Council Tax Band - E

Amber Valley

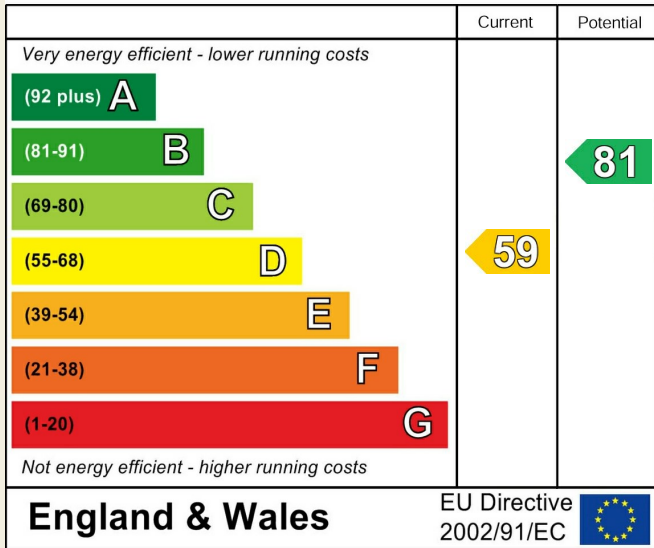




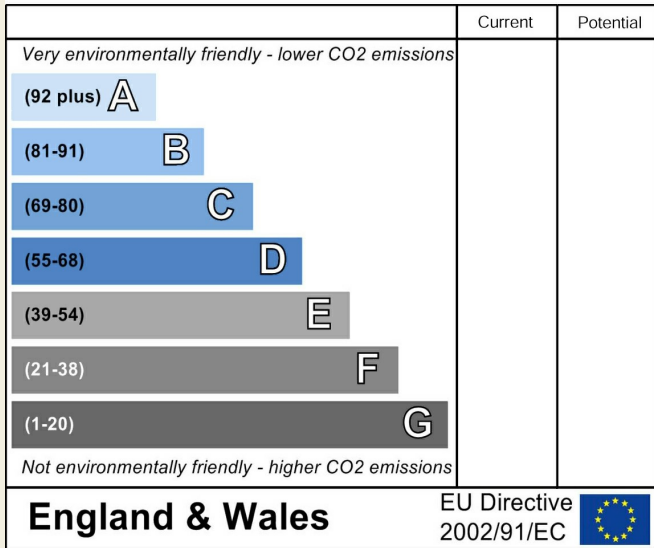
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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