



3 Bed House - Detached

16 Devonshire Drive, Duffield, Belper DE56 4DD
Offers Around £499,950 Freehold

3 2 1 D

Fletcher
& Company

www.fletcherandcompany.co.uk

- Family Detached Property
- Ecclesbourne School Catchment Area
- Lounge/Dining Room
- Study/Family Room
- Fitted Kitchen & Utility/Cloakroom
- Three Bedrooms
- Fitted Family Bathroom
- Generous Garden Plot
- Large Driveway & Garage
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - LARGE PLOT - A well positioned detached home occupying a quiet location close to the heart of Duffield Village centre.

THE LOCATION

Duffield is highly sought-after with an excellent range of amenities including two well regarded primary schools and the Ecclesbourne Secondary School. An excellent range of amenities in the village centre include restaurants, bars, shops, regular bus and train service, squash, tennis club and golf course.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

14'0" x 3'10" (4.27 x 1.17)

uPVC double glazed entrance door provides access to hallway with central heating radiator, feature stylish staircase to first floor with oak and glass balustrade and useful under-stairs storage cupboard.

Fitted Guest Cloakroom

6'6" x 3'0" (2.00 x 0.93)

Fitted with a low flush WC, vanity wash handbasin, fitted cupboards and uPVC double glazed window to front.

Lounge/Dining Room

14'0" x 9'0" x 10'11" x 10'7" (4.29 x 2.75 x 3.33 x 3.25)

With two central heating radiators, wall mounted electric fire, uPVC double glazed windows to front and rear and panelled and glazed door to study/family room.



Study/Family Room

16'0" x 7'10" (4.88 x 2.39)

With central heating radiator and uPVC double glazed windows to front and rear.



Fitted Kitchen

12'5" x 8'11" (3.81 x 2.72)

A high quality kitchen with granite effect preparation surfaces, feature tiled surrounds, inset sink unit with mixer tap, gloss finish base cupboard and drawer units with complementary wall mounted cupboards, appliance spaces incorporating five ring Neff gas hob, glass splash-back, matching Neff extractor hood, microwave, electric oven with grill, integrated washing machine, dishwasher and fridge/freezer, wood effect tiled floor covering, recessed ceiling spotlighting and part glazed door to utility.



Utility

6'9" x 5'2" (2.07 x 1.60)

Brick base uPVC double glazed construction with matching doors to both front and rear and appliance spaces suitable for freezer and tumble dryer.

FIRST FLOOR

Landing

A semi-galleried landing with the continuation of the stylish glass and oak balustrade, access to loft space, uPVC double glazed window to front and panelled doors to all bedrooms, bathroom and separate WC.



Bedroom One

11'0" x 10'2" (3.36 x 3.12)

With central heating radiator, uPVC double glazed window to front and door to occasional bedroom/potential en-suite to both bedrooms one and two.



Occasional Bedroom/Potential En-Suite

15'10" x 7'10" (4.84 x 2.39)

With central heating radiator and uPVC double glazed windows to both front and rear.



Bedroom Two

12'9" x 9'2" (3.91 x 2.80)

With central heating radiator, fitted wardrobes and uPVC double glazed window to rear.



Bedroom Three

12'0" x 9'4" (3.67 x 2.85)

With central heating radiator and uPVC double glazed window to rear.



Fitted Bathroom

8'2" x 6'10" (2.50 x 2.09)

A high specification bathroom fully tiled throughout with a white suite comprising vanity wash handbasin with doors beneath, panelled bath, separate large double shower cubicle with integrated shower, chrome heated towel radiator and uPVC double glazed windows to front and side.



Separate WC

5'2" x 2'9" (1.60 x 0.85)

With low flush WC and uPVC double glazed window to front.

OUTSIDE

Frontage & Driveway

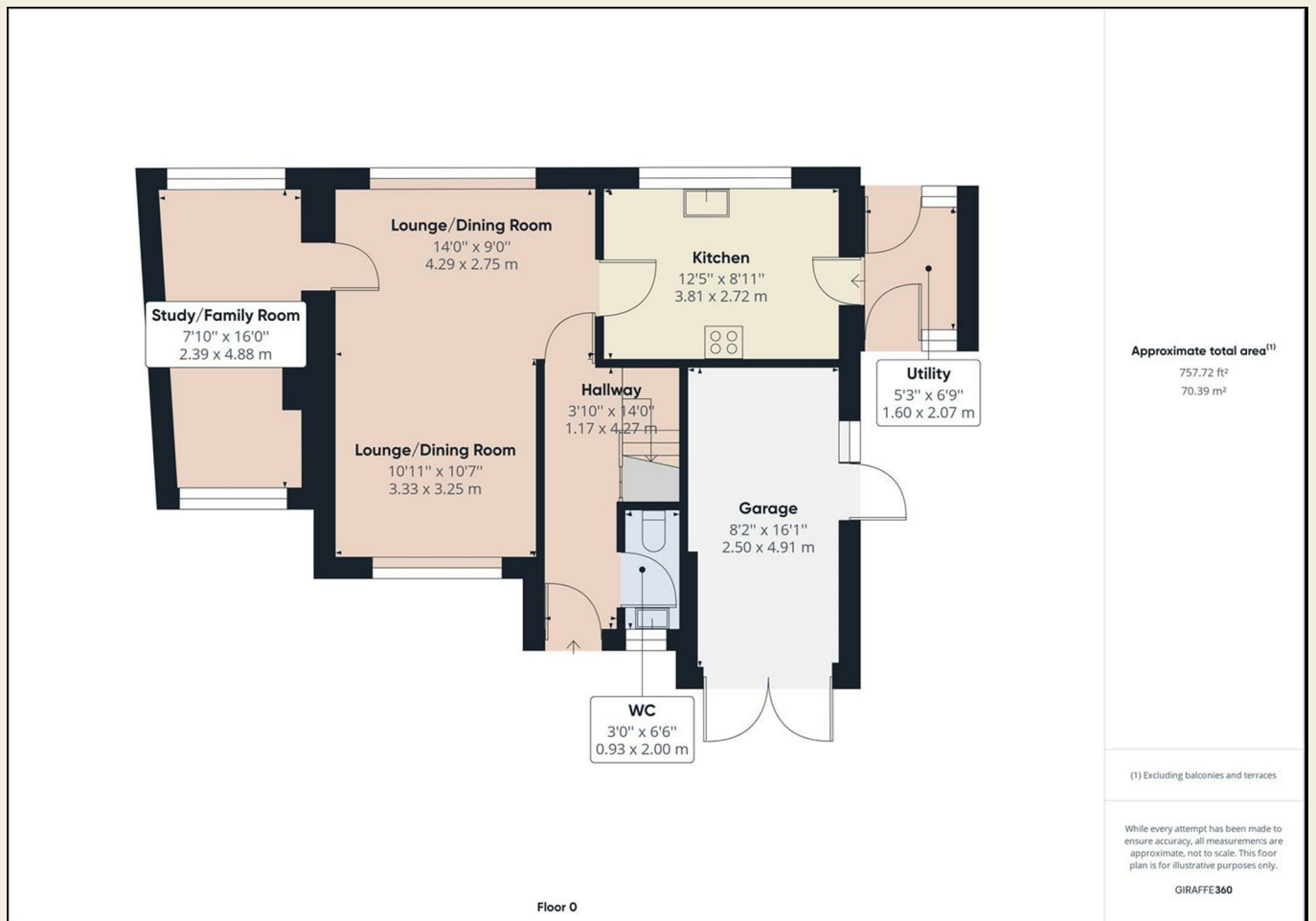
The front of the property has ample parking with a tarmac driveway providing off road parking for several vehicles, slate chipping border, hedgerow and access to garage via timber doors.

Enclosed Rear Garden

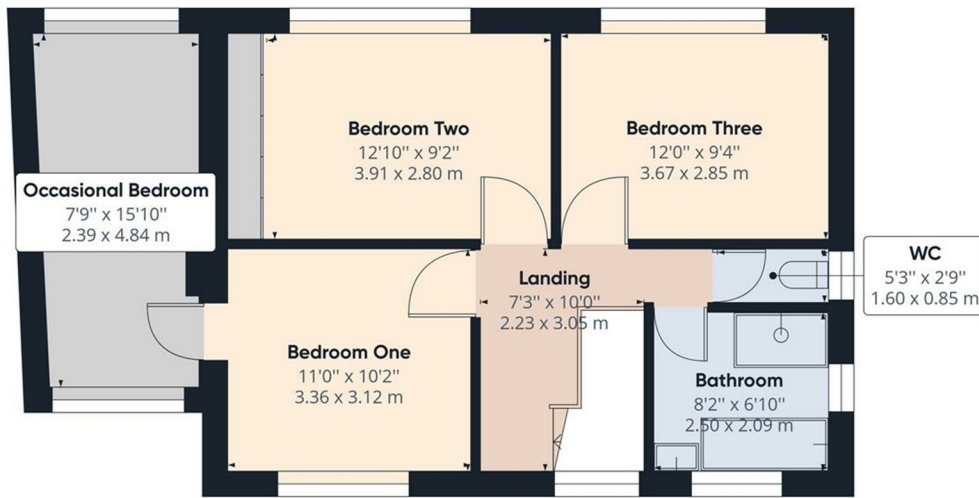
To the rear of the property is a pleasant enclosed garden with feature stone patio, single step leading up to a large lawn with herbaceous borders containing plants and shrubs and further access through to a wildlife garden, all of which is enclosed by fencing. Timber shed (included in the sale).



Council Tax Band E - Amber Valley



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area⁽¹⁾
627.21 ft²
58.27 m²

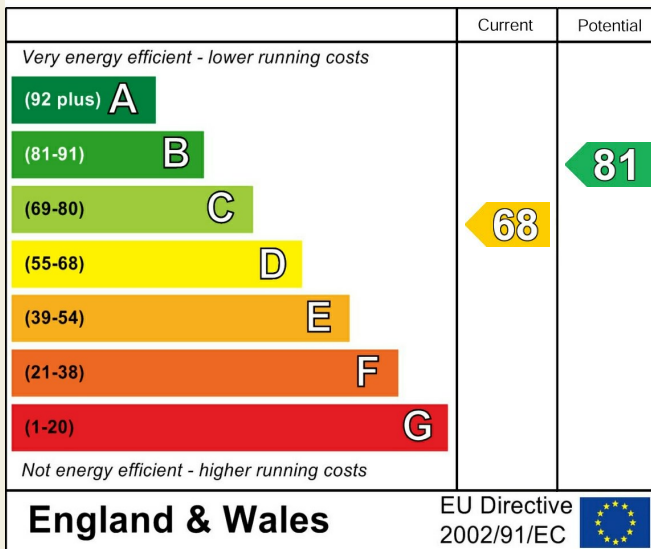
(1) Excluding balconies and terraces

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

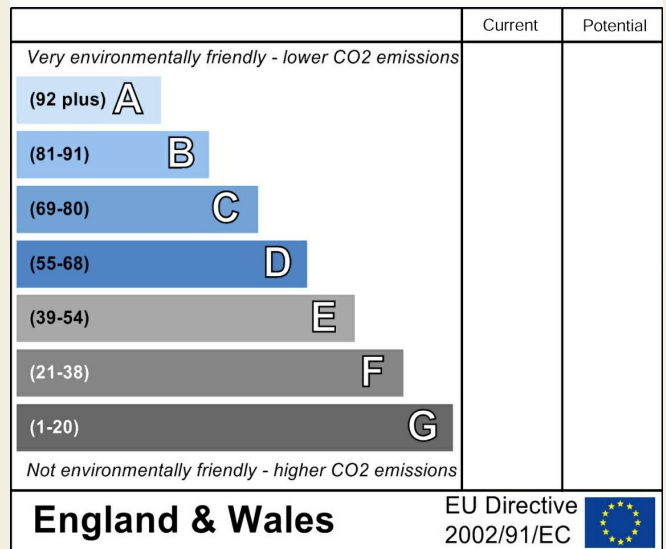
GIRAFFE360

Floor 1

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.