



## 3 Bed House - Detached

16 Devonshire Drive, Duffield, Belper DE56 4DD  
Offers Around £475,000 Freehold



Fletcher  
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- Detached Property with Potential
- 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 - A detached home with potential 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

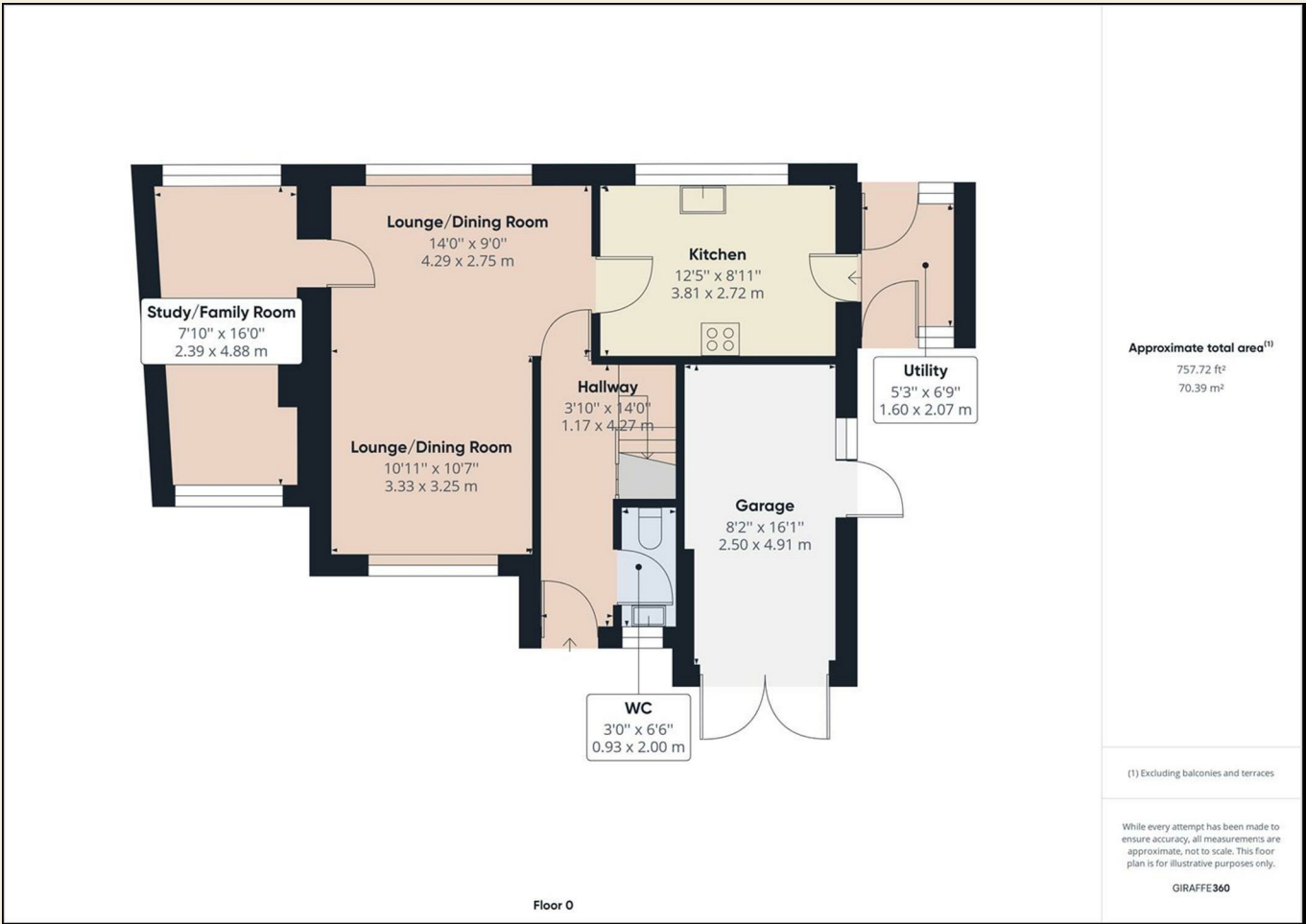
The front of the property has ample parking with a tarmac driveway providing off road parking for several vehicles, slate chipping border, hedgerow and access to garage via timber doors.

Enclosed Rear Garden

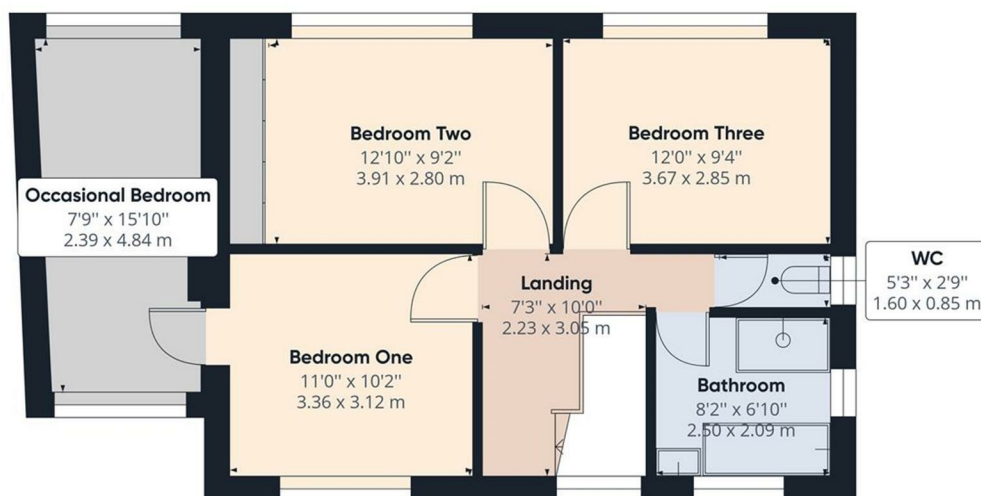
To the rear of the property is a pleasant enclosed garden with feature stone patio, single step leading up to a large lawn with herbaceous borders containing plants and shrubs and further access through to a wildlife garden, all of which is enclosed by fencing. Timber shed (included in the sale).



Council Tax Band E - Amber Valley



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Approximate total area<sup>(1)</sup>  
627.21 ft<sup>2</sup>  
58.27 m<sup>2</sup>

(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

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

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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