



6 Bed House - Detached

74 Broadway, Duffield, Belper DE56 4BX
Offers Around £675,000 Freehold



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**Fletcher
& Company**

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- Family Detached Home
- Ecclesbourne School Catchment Area
- Cul-de-Sac Location
- Two Reception Rooms
- Living Kitchen/Dining Room
- Six Bedrooms, Three Bathrooms
- Large Mature Gardens
- Driveway & Garage
- A Short Walk to Duffield Village Amenities & Schools
- Close to Walks in Nearby Countryside

ECCLESBOURNE SCHOOL CATCHMENT AREA – A six bedroom, three bathroom family detached property with large garden occupying this very sought after position in Duffield.

The Location

The village of Duffield is extremely sought after providing an excellent range of amenities including a varied selection of shops, schools (William Gilbert/The Meadows and the noted Ecclesbourne school). There is a regular train service to Derby city centre which lies five miles to the south of the village. Local recreational facilities include football, rugby, cricket, tennis/squash club and Chevin golf course.

A further point of note is the fact that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.

Accommodation

Ground Floor

Porch

With double glazed entrance door.

Entrance Hallway

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

Cloakroom

With low level WC, pedestal wash handbasin, tiled splash-back and tiled floor.

Lounge

14'9" x 11'6" (4.51 x 3.51)

With chimney breast with fireplace alcove, radiator and double glazed window to front.



Family Room

17'8" x 11'3" (5.41 x 3.44)

With brick fireplace incorporating open grate fire and raised tiled hearth, radiator, double glazed window to front, double glazed window to side and double glazed sliding patio door opening onto paved patio and rear garden.



Living Kitchen/Dining Room

30'9" x 14'0" x 12'7" x 8'6" overall (9.39 x 4.29 x 3.84 x 2.60 overall)



Dining Area

With radiator, internal glazed doors opening into family room, open square archway leading into kitchen and double glazed French doors opening onto paved patio and rear garden.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, the continuation of the matching worktops forming a useful breakfast bar area, radiator, spotlights to ceiling, double glazed window, open square archway leading into dining area, built-in five ring induction hob with stainless steel extractor hood over, built-in stainless steel double electric fan assisted oven and integrated dishwasher.

Side Porch

8'8" x 5'2" (2.65 x 1.60)

With fitted storage cupboards, tiled flooring and front and rear access doors.

First Floor

Landing

With access to roof space, built-in cupboard housing the hot water cylinder, double glazed window with aspect to front and double glazed Velux style window.

Bedroom One

12'4" x 10'6" (3.78 x 3.21)

With built-in double wardrobes with pine fronted doors, radiator, double glazed window overlooking rear garden and internal panelled door.



En-Suite

5'1" x 4'5" (1.55 x 1.37)

With separate shower cubicle with chrome shower, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, radiator, spotlights to ceiling, double glazed obscure window and internal panelled door.



Bedroom Two

12'8" plus wardrobes x 10'1" (3.88 plus wardrobes x 3.09)

With fitted wardrobes, radiator, double glazed window with aspect to front and internal panelled door.



Bedroom Three

11'5" into recess x 8'11" (3.48 into recess x 2.74)

With radiator, double glazed window to rear and internal panelled door.



Bedroom Four

11'8" x 8'1" (3.58 x 2.47)

With radiator, two double glazed windows and internal panelled door.



Bedroom Five

12'5" x 8'2" (3.79 x 2.49)

With radiator, two double glazed windows and internal panelled door.



Bedroom Six

8'2" x 7'10" (2.51 x 2.40)

With radiator, double glazed window to rear and internal panelled door.



Family Bathroom

8'8" x 5'1" (2.66 x 1.55)

With bath with mixer tap/shower attachment with shower screen door, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, double glazed window and internal panelled door.



Shower Room

5'2" x 5'1" (1.60 x 1.56)

With separate corner shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, spotlights to ceiling, heated chrome towel rail/radiator, double glazed window and internal panelled door.



Garden

Being of a major asset and sale to this particular property is its large rear garden laid to lawn with a varied selection of shrubs, plants, vegetable plot, greenhouse and timber shed.



Driveway

A driveway provides car standing spaces.

Garage

16'1" x 8'1" (4.92 x 2.47)

With power, lighting, plumbing for automatic washing machine, wall mounted Worcester boiler, side window, side personnel door and up and over metal front door.

Side Canopy Store

16'7" x 6'5" (5.08 x 1.97)

Providing storage space for wheelie bins and log store.

Shed One

9'3" x 5'6" (2.84 x 1.70)

Shed Two

9'3" x 6'7" (2.82 x 2.02)

Greenhouse

8'0" x 5'9" (2.45 x 1.76)


Council Tax - F

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		
(69-80) C		78
(55-68) D	63	
(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	