



## 4 Bed House - Semi-Detached

3 Chadfield Road, Duffield, Belper DE56 4DU

Price £650,000 Freehold



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**Fletcher  
& Company**

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- Edwardian Family Home of Style and Character
- Ecclesbourne School Catchment Area
- Located off Hazelwood Road & Close To Chevin Golf Course
- Two Reception Rooms
- Kitchen/Diner & Utility
- Four Bedrooms, Family Bathroom
- Generous Private Garden
- Brick Double Garage
- Potential To Extend ( subject to planning permission )
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - Charming Edwardian home with potential benefitting from a private garden and double garage located in this extremely sought after cul-de-sac location off Hazelwood Road.

#### 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, medical facilities and schools including The Meadows, William Gilbert Primary Schools and The Ecclesbourne Secondary School. There is 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.

#### Accommodation

##### Ground Floor

##### Vestibule

3'4" x 2'6" (1.02 x 0.77)

With panelled entrance door with fan light arched window over, Minton tiled flooring, deep skirting boards and architraves, high ceilings and half glazed door opening into entrance hall.

##### Entrance Hall

23'3" x 6'3" x 3'6" (7.11 x 1.92 x 1.09)

With deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, staircase leading to first floor with attractive balustrade and under-stairs storage cupboard with stripped panelled door.

## Lounge

16'9" into bay x 12'1" (5.12 into bay x 3.69)

With stone fireplace with log burning stove and raised stone hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, picture rail, bay window to front, radiator and stripped internal panelled door.



## Dining Room

12'8" x 12'7" (3.87 x 3.84)

With chimney breast, deep skirting boards and architraves, high ceilings, coving to ceiling, picture rail, radiator, French glazed doors opening onto side garden and internal stripped panelled door.

Please note: There is potential to knock the separate dining room into the kitchen, if desired.



## Breakfast Kitchen

16'11" x 9'5" (5.18 x 2.89)

With single sink with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in four ring gas hob with built-in electric fan assisted oven, extractor hood, integrated fridge, plumbing for dishwasher, deep skirting boards and architraves, high ceilings, coving to ceiling, spotlights to ceiling, radiator, two matching multipaned character windows and half glazed door giving access to utility room.



## Utility

9'7" x 5'5" (2.94 x 1.66)

With wall and base units with matching worktops, plumbing for automatic washing machine, space for tumble dryer, wall mounted Worcester boiler, half glazed door giving access to the gardens, character multipaned window, spotlights to ceiling and access to roof space.

## First Floor

### Landing

With deep skirting boards and architraves, high ceilings, period archway, radiator, staircase leading to bedroom four, spotlights to ceiling and attractive balustrade.

### Bedroom One

16'8" x 13'6" (5.09 x 4.13)

With characterful period style display fireplace, deep skirting boards and architraves, high ceilings, radiator, built-in wardrobe with stripped panelled door, two character windows to front, deep skirting boards and architraves, high ceilings, coving to ceiling and stripped internal panelled door.



### Bedroom Two

12'8" x 12'6" (3.87 x 3.82)

With chimney breast with charming characterful display period style fireplace, deep skirting boards and architraves, high ceilings, picture rail, radiator, two character windows and stripped internal panelled door.



### Bedroom Three

9'8" x 9'7" (2.95 x 2.94)

With two fitted wardrobes, deep skirting boards and architraves, high ceilings, radiator, picture rail, character multipaned window and stripped internal door.



### Family Bathroom

6'7" x 6'2" (2.02 x 1.90)

With bath with shower and shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, fully tiled walls, high ceilings, coving to ceiling, spotlights to ceiling, heated towel rail/radiator, obscure window and internal stripped panelled door.



### Stairs Leading to Bedroom Four

### Bedroom Four

16'5" x 9'5" (5.02 x 2.89)

With radiator, double glazed window, delightful far-reaching views and internal stripped panelled door.



### Front Garden

The property stands nicely back from the pavement edge behind a lawned fore-garden with well stocked flowerbeds, shrubs and natural stone retaining wall.



### Side Garden

The side garden is laid to lawn with shrubs, plants and offers potential to be extended (subject to planning permission).



## Rear Garden

To the rear of the property is a private enclosed rear garden laid to lawn with apple tree, shrubs, plants and paved patio enclosed by fencing and brick retaining wall. Side access gate.



## Store One

7'10" x 3'7" (2.39 x 1.10)

## Working WC

4'10" x 3'7" (1.48 x 1.10)

With WC.

## Driveway

Providing car standing space.

## Brick Double Detached Garage

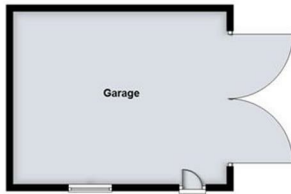
20'9" x 16'8" (6.34 x 5.10)

With concrete floor, power and lighting, mezzanine, window, side personnel door and double opening front doors.

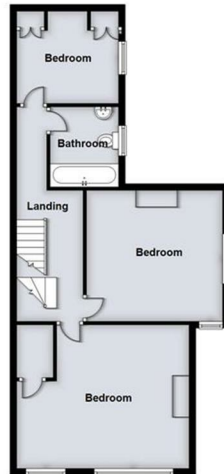


Council Tax Band E - Amber Valley

Ground Floor



First Floor



Second Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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