



4 Bed Bungalow - Detached

35 Hall Farm Road, Duffield, Belper DE56 4FS

Offers Around £525,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Impressive Detached Bungalow
- Ecclesbourne School Catchment Area
- Lounge, Family Room, Study
- Living Kitchen/Dining Room
- Four Bedrooms & Two Bathrooms
- Private South-Westerly Facing Garden
- Large Driveway
- Potential For Garage (subject to planning permission)
- A Short Walk to Duffield Village Amenities
- Viewing Recommended

ECCLESBOURNE SCHOOL CATCHMENT AREA – A most impressive four bedroom, two bathroom, detached bungalow with private garden located within a short walk of Duffield Village amenities.

The bungalow has been thoughtfully designed and extended and in brief, the gas central heated and double glazed living accommodation consists of porch/utility, hallway, lounge, family room, study, living kitchen/dining room, four bedrooms and two bathrooms.

The property benefits from a private south-westerly facing landscaped enclosed rear garden with timber gazebo, small greenhouse and timber shed.

A large tarmac driveway provides car standing spaces for three vehicles.

The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, rugby and 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.

Accommodation

Porch/Utility

10'4" x 7'9" (3.17 x 2.38)

With fitted storage cupboards providing good storage, concealed space for tumble dryer, concealed space and plumbing for automatic washing machine, radiator, spotlights to ceiling, double glazed window with fitted blind, half glazed entrance door with chrome fittings and internal double glazed door opening into hallway.



Hallway

8'10" x 4'11" (2.70 x 1.52)

With radiator and access to roof space.

Roof Space

Accessed via a loft ladder with boards providing storage, insulation, light and combination boiler.

Lounge

17'9" x 10'8" (5.43 x 3.27)

With tiled fireplace with inset oak lintel incorporating electric fire and raised slate hearth, radiator and open space leading into living kitchen and family room.



Family Room

11'2" x 10'11" (3.42 x 3.35)

With radiator, double glazed windows with fitted blinds, open space leading into lounge and kitchen area and double glazed French doors opening onto landscaped south-westerly facing enclosed rear garden.



Living Kitchen/Dining Room

17'9" x 10'11" (5.43 x 3.33)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in induction hob with concealed extractor hood, built-in electric fan assisted oven, space for fridge/freezer, plumbing for dishwasher, radiator, large double glazed window with fitted blind with aspect to front and open space leading into lounge area and family area.



Study

11'1" x 6'0" (3.40 x 1.83)

With radiator, access to roof space, double glazed window with fitted blind and internal half glazed door.



Bedroom One

19'6" x 11'10" (5.96 x 3.61)

With radiator, double glazed window to rear, double glazed French doors opening onto garden and open space leading into dressing area.



Dressing Area

With wardrobe (negotiable on sale) and internal door opening into en-suite.

En-Suite

7'3" x 5'7" (2.22 x 1.71)

With bath with electric shower over and shower screen door, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, fitted mirror, double glazed Velux window and internal door with chrome fittings.



Bedroom Two

17'2" x 6'2" (5.25 x 1.90)

With radiator, double glazed window with aspect to front and internal door with chrome fittings.



Bedroom Three

12'11" x 10'10" (3.94 x 3.32)

With radiator, double glazed window with aspect over rear garden and internal oak veneer door with chrome fittings.



Bedroom Four

10'9" x 9'9" (3.30 x 2.99)

With radiator, spotlights to ceiling, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



Bathroom

8'10" x 5'4" (2.70 x 1.65)

With bath, washbasin, low level WC, tiled splash-backs, tiled flooring, heated towel rail/radiator, spotlights to ceiling, extractor fan, double glazed obscure window and internal door with chrome fittings.



Front Garden

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

Driveway

A large tarmac driveway provides car standing spaces for three vehicles.

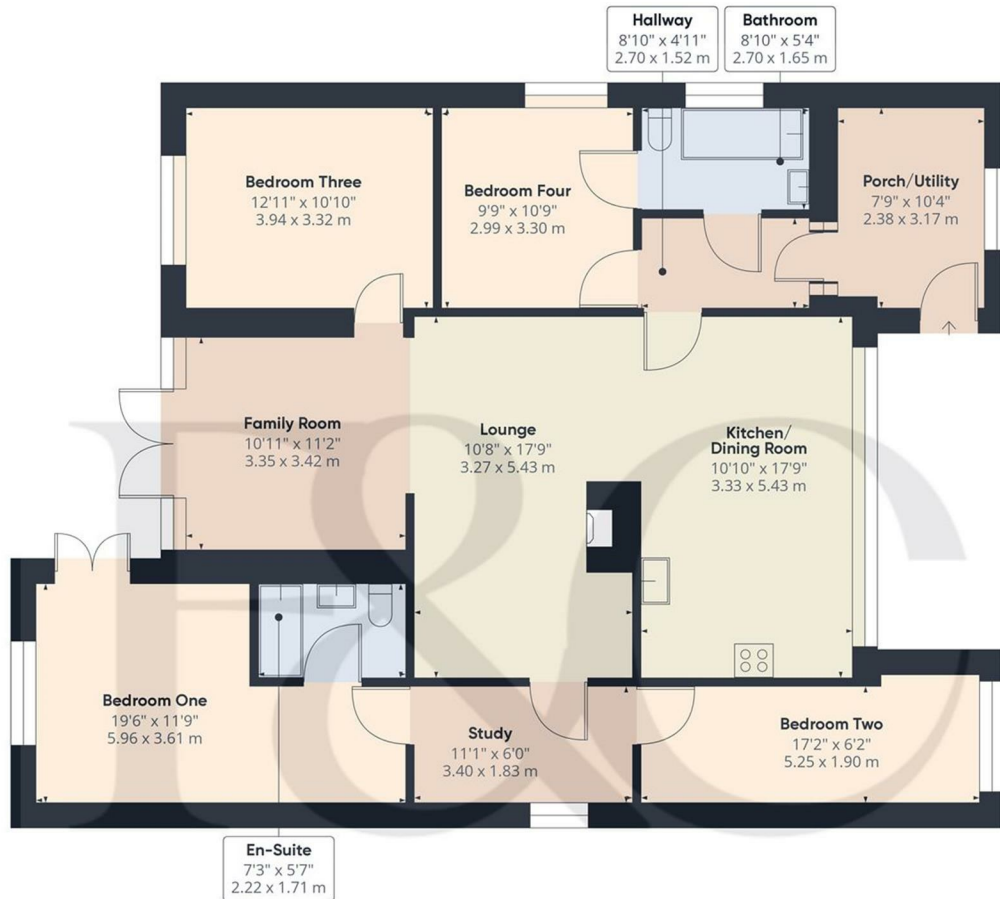
Rear Garden

Being of a major asset to this particular property is its south-westerly facing enclosed private rear garden with attractive walls. The garden has been designed for low maintenance with a large sun patio and two steps leading up to a level lawned garden with bespoke timber gazebo (included in the sale). Further steps lead to a raised gravelled bed garden, enclosed by fencing with concrete posts and privet hedge. Small greenhouse (included in the sale). Timber shed (included in the sale).



Council Tax Band D - Amber Valley





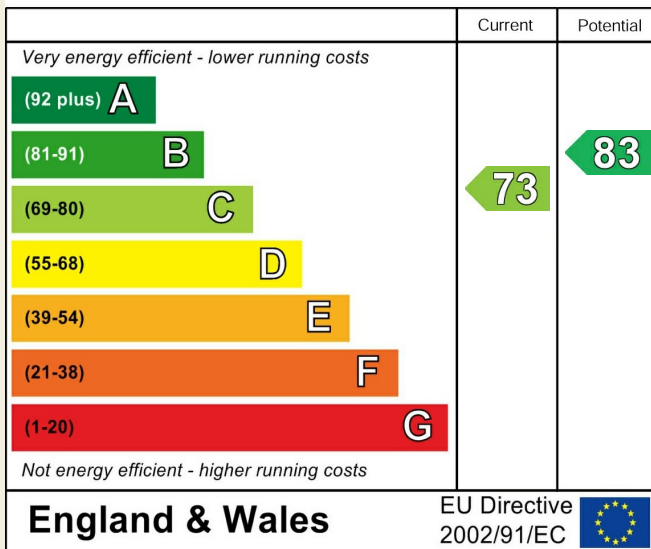
Approximate total area[®]
1374.04 ft²
127.65 m²

(1) Excluding balconies and terraces

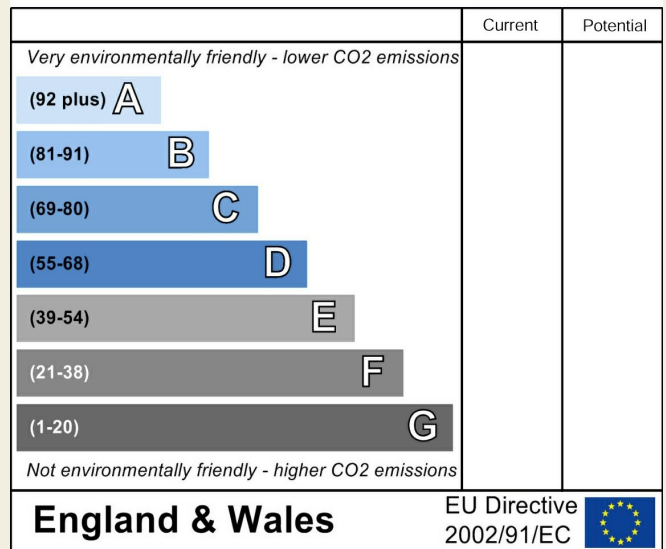
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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