

Fletcher & Company

Quarry House Avenue Road, Duffield, Belper,
Derbyshire, DE56 4DW

Offers Around £485,000

Freehold



- Individual Split-Level Detached Property
- Ecclesbourne School Catchment Area
- Close to Chevin Golf Course
- Lounge, Dining Room, Kitchen
- Three Double Bedrooms
- En-Suite & Family Bathroom
- Corner Plot Garden
- Driveway & Brick Detached Garage
- A Short Walk to Duffield Village Amenities
- No Chain Involved





Summary

ECCLESBOURNE SCHOOL CATCHMENT AREA – An individual split-level, three bedroom detached property located next to Chevin Golf course and within a short walk to Duffield Village amenities.

The gas central heated and double glazed living accommodation briefly consists of entrance hall, lounge, dining room, kitchen, double bedroom one with en-suite, double bedroom two, double bedroom three and family bathroom.

The property is set on a corner plot garden. A driveway leads to a brick detached garage.

F&C

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

Ground Floor

Storm Porch

With brick pillar and double glazed entrance door opening into entrance hall.

Entrance Hall

8'5" x 5'8" (2.58 x 1.73)

With wood flooring, radiator, double glazed window, stairs leading to upper and lower levels and additional double glazed side access door.



Lounge

12'2" x 14'7" (3.71 x 4.45)

With stone fireplace with open grate fire, wood flooring, two radiators, three double glazed windows, double glazed French doors with Juliet style balcony, vaulted ceilings, beams to ceiling, spotlights to ceiling and open space leading into dining area.



Dining Room

14'8" x 9'6" (4.48 x 2.90)

With radiator, wood flooring, two double glazed windows, vaulted ceilings, exposed beams, two double-glazed Velux windows, open square archway leading into lounge and staircase leading to upper-level.



Kitchen

14'2" x 8'5" (4.32 x 2.58)

With single sink with chrome mixer tap, wall and base fitted units with granite worktops, built-in four ring gas hob with extractor hood over, built-in electric fan assisted oven, integrated dishwasher, plumbing for automatic washing machine, radiator, spotlights to ceiling, integrated fridge/freezer, double glazed window and half glazed internal door.



Bathroom

7'1" x 9'1" (2.17 x 2.78)

In white with corner bath with chrome fittings, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, separate shower cubicle with Mira shower, fully tiled floors, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, wall mounted mirrored medicine cabinet, double glazed obscure window and internal door.



Lower Level

Inner Hallway

With wood flooring, radiator, double glazed window and staircase leading to entrance hall.

Double Bedroom Two

10'1" x 14'7" (3.09 x 4.46)

With built-in double wardrobe, radiator, spotlights to ceiling, under-stairs storage cupboard, double glazed window and internal panelled door.



Double Bedroom Three

9'6" x 11'3" (2.91 x 3.44)

With wardrobe alcove space, radiator, spotlights to ceiling, three double glazed windows, double glazed French doors opening onto garden and internal panelled door.



Upper Level

Landing

With panelled door giving access to double bedroom one.

Double Bedroom One

13'5" x 10'0" (4.10 x 3.06)

With radiator, double glazed window, vaulted ceilings, beams to ceiling, feature double glazed corner window and internal panelled door.



En-Suite

4'5" x 8'9" (1.37 x 2.68)

With separate shower cubicle with electric shower, corner washbasin, low level WC, heated chrome towel rail/radiator, beams to ceiling, extractor fan, double glazed Velux window and internal panelled door.



Gardens

The property is set on a corner plot garden which is laid to lawn.



Driveway

A tarmac driveway provides car standing spaces for two cars.

Brick Detached Garage

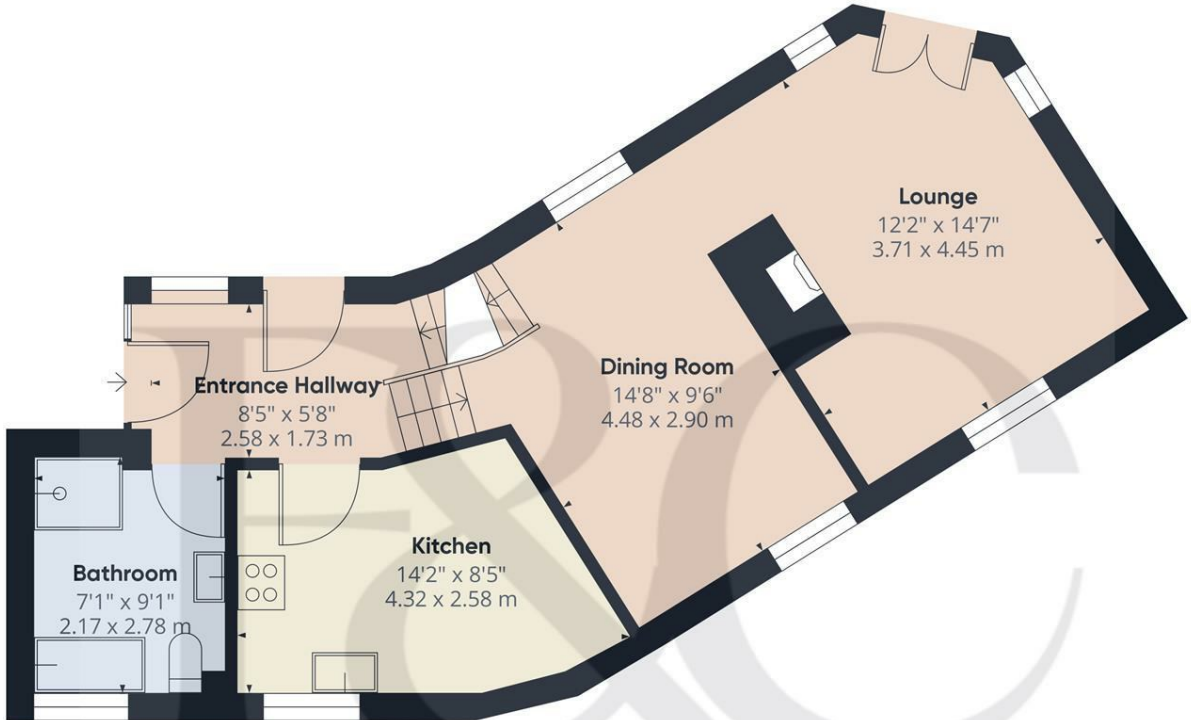
16'3" x 10'11" (4.96 x 3.33)

With concrete floor, power and lighting.



Council Tax Band - E

Amber Valley



Approximate total area
546.63 ft²
50.78 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.

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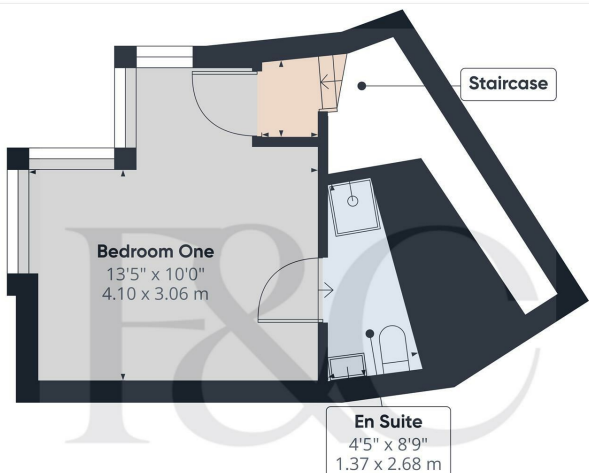
Floor 1



Approximate total area
314.25 ft²
29.2 m²

(1) Excluding balconies and terraces
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Floor 2



Approximate total area
211.41 ft²
19.64 m²

(1) Excluding balconies and terraces
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Floor 2



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

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Duffield
Belper
Derbyshire
DE56 4DW

Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	