



## 5 Bed House - Detached

21A St. Alkmunds Close, Duffield, Belper DE56 4ED

Offers Around £535,000 Freehold



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**Fletcher  
& Company**

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- Ideal Family Detached Property
- Ecclesbourne School Catchment Area
- Far-Reaching Views
- Cul-de-Sac Location
- Lounge with Balcony
- Living Kitchen/Dining Room, Utility - Two Cloakrooms
- Five Bedrooms & Two Bathrooms
- Generous Sized Gardens
- Driveway & Double Garage
- A Short Walk to Duffield Village Amenities

ECCLESBOURNE SCHOOL CATCHMENT AREA – A five bedroom detached family home with double garage located in a cul-de-sac within walking distance of Duffield village amenities.

#### 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 outside light and double glazed entrance door opening into entrance hall.

##### Entrance Hall

10'3" x 9'7" (3.13 x 2.93)

With split-level staircase leading to first floor and lower floor, coving to ceiling and radiator.

##### Cloakroom

4'7" x 3'11" (1.40 x 1.21)

With low level WC, washbasin, radiator, tiled splash-backs and double glazed window.

### Bedroom Four

13'3" x 8'5" (4.05 x 2.57)

With radiator and two double glazed windows.



### Bedroom Five

12'7" x 9'9" (3.85 x 2.99)

With radiator and double glazed window to rear.



### Split-Level Staircase Leading to Lower Level

### Lounge

16'2" x 15'10" (4.94 x 4.85)

With stone fireplace with gas fire, coving to ceiling, radiator and two French glazed doors opening onto raised decking balcony.



### Balcony

16'7" x 10'5" (5.07 x 3.20)

With pleasant views.



## Living Kitchen/Dining Room

21'4" x 13'2" (6.52 x 4.02)



## Dining Area

With matching tiled flooring, coving to ceiling, two radiators, open archway leading into kitchen area and two double glazed windows.



## Kitchen Area

With one and a half sink unit with chrome mixer tap, wall and base units with matching worktops, gas cooker, integrated dishwasher, matching tiled flooring, spotlights to ceiling, integrated fridge, wall mounted plate rack, double glazed side access door leading to gardens, open archway, two radiators, two double glazed windows and internal panelled door.



## Hallway

8'7" x 6'8" (2.63 x 2.04)

With panelled doors giving access to living kitchen/dining room, utility and cloakroom, radiator, under-stairs storage cupboard and tiled flooring.

## Utility

6'7" x 6'3" (2.02 x 1.91)

With single stainless steel sink unit with mixer tap, fitted worktop, fitted base cupboards, plumbing for automatic washing machine, shelving, extractor fan, tiled flooring and internal panelled door giving access to cloakroom.

## Cloakroom

6'0" x 2'11" (1.85 x 0.89)

With low level WC, pedestal wash handbasin, tiled splash-backs, tiled flooring, radiator, extractor fan and internal panelled door.

## Stairs Leading to Upper Level

### Landing

With double-glazed window and built-in cupboard housing the hot water cylinder and providing storage with shelving.

### Bedroom One

16'1" x 13'10" (4.91 x 4.23)

With fitted wardrobes with matching dressing table and chest of drawers, two radiators, pleasant views, double glazed window to rear and double glazed window to front.



### En-Suite

5'8" x 3'8" (1.75 x 1.13)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs, heated chrome towel rail/radiator, spotlights to ceiling and extractor fan.



### Bedroom Two

13'3" x 11'5" (4.06 x 3.50)

With radiator and double glazed window with pleasant views to rear.



### Bedroom Three

13'4" x 9'4" (4.07 x 2.86)

With radiator and double glazed window to front.



### Family Bathroom

7'1" x 6'7" (2.16 x 2.02)

With bath with mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, separate shower cubicle with electric shower, tiled splash-backs, radiator, spotlights to ceiling and double glazed Velux window.



### Front Garden

To the front of the property is a patio garden providing a pleasant sitting out and entertaining space.

### Side Garden

The side garden is paved for an additional patio or for drying clothes.



### Rear Garden

An enclosed rear garden with shaped lawns, flowerbeds, sleepers and raised viewing decking.



### Driveway

A tarmac and block paved driveway provides car standing spaces.

### Double Garage

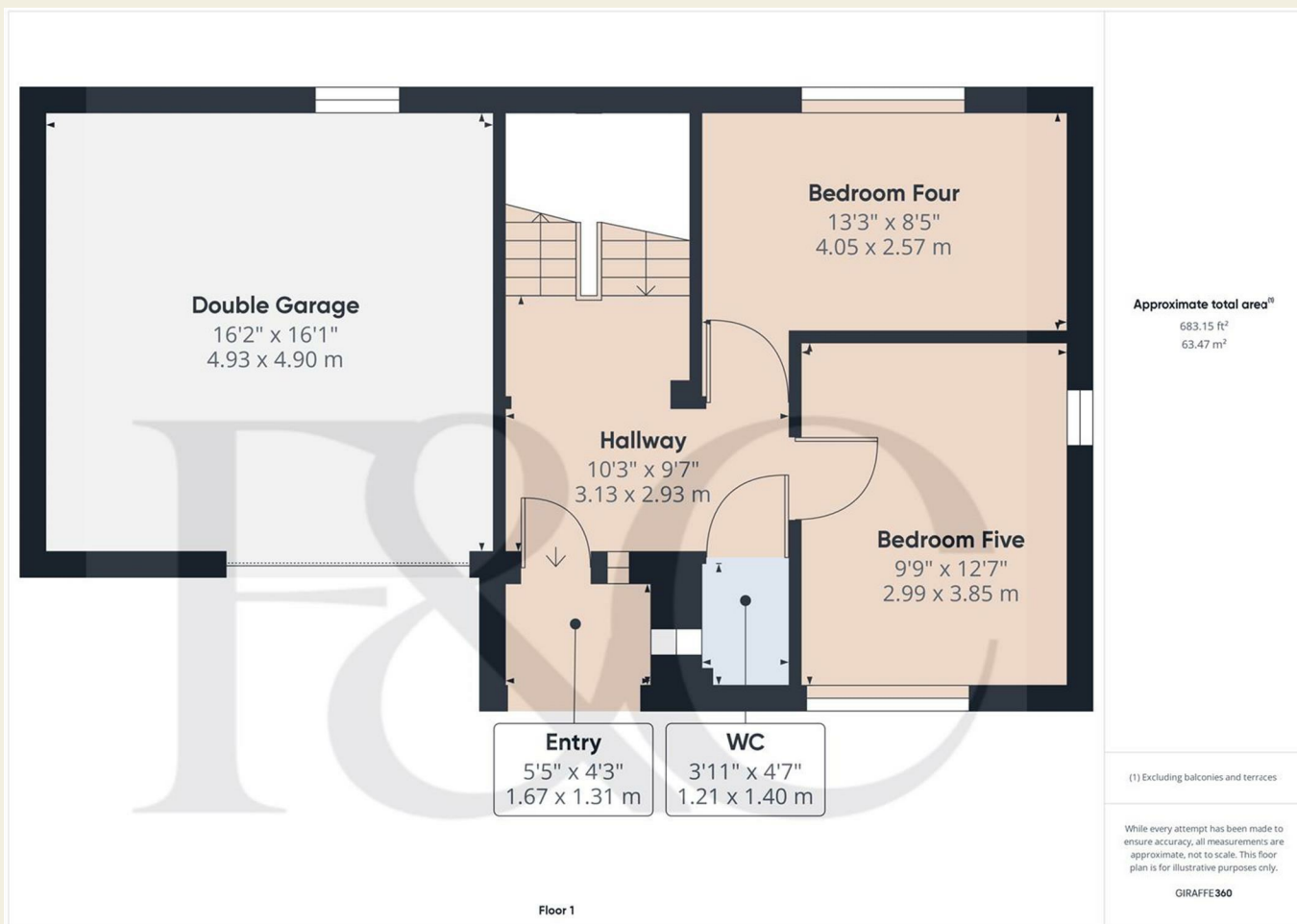
16'2" x 16'0" (4.93 x 4.90)

With concrete floor, central heating boiler, double glazed window, power, lighting and cold water tap.

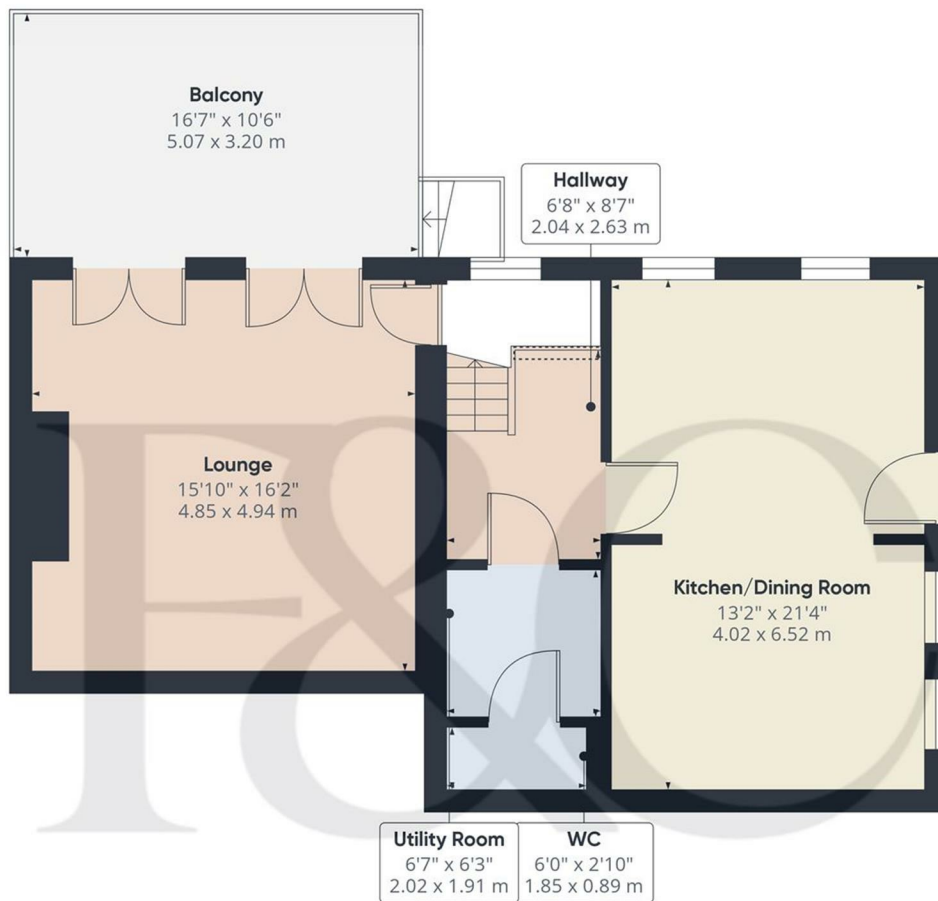


### Council Tax Band - G

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Floor 0

**Approximate total area<sup>(1)</sup>**

681.32 ft<sup>2</sup>  
63.3 m<sup>2</sup>

**Reduced headroom**

1.9 ft<sup>2</sup>  
0.18 m<sup>2</sup>

(1) Excluding balconies and terraces

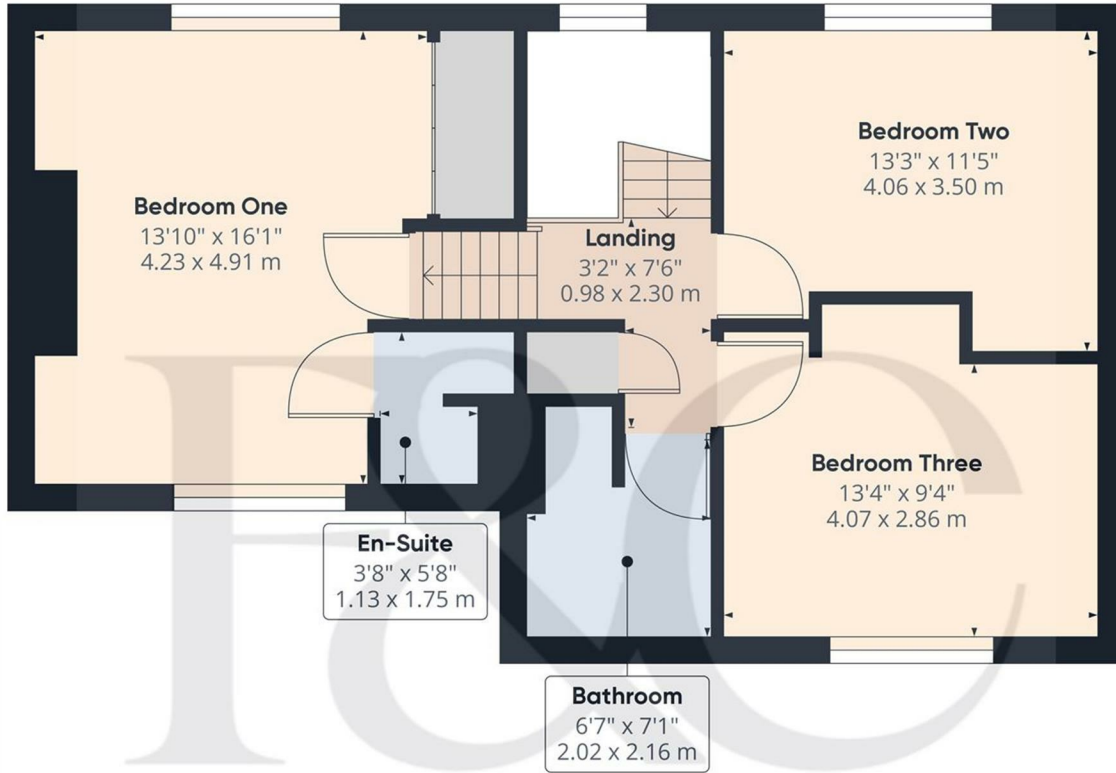
☐ Reduced headroom  
(below 1.5m/4.92ft)

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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**Approximate total area<sup>(1)</sup>**  
639.12 ft<sup>2</sup>  
59.38 m<sup>2</sup>

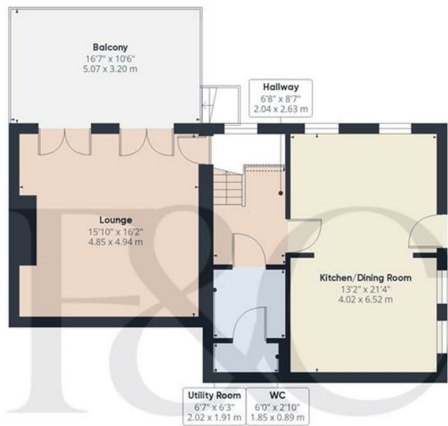
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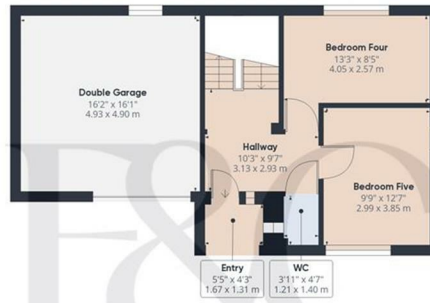
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Floor 2

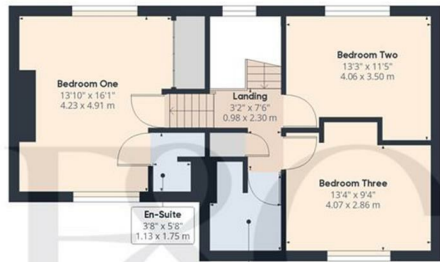
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Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2003.59 ft<sup>2</sup>  
186.14 m<sup>2</sup>

Reduced headroom

1.9 ft<sup>2</sup>  
0.18 m<sup>2</sup>

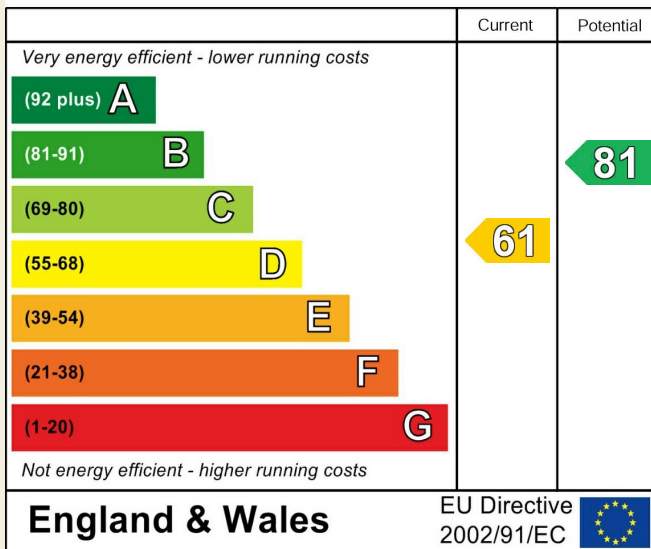
(1) Excluding balconies and terraces

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(below 1.5m/4.92ft)

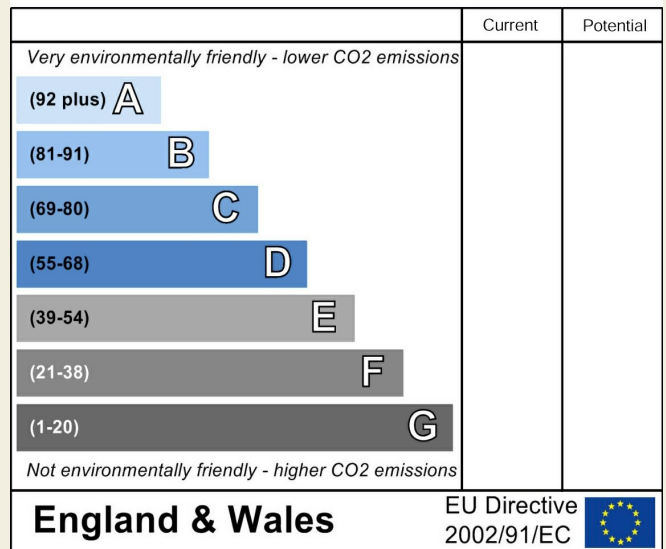
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### Energy Efficiency Rating



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



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