



4 Bed House - Detached

7 Chapel Street, Duffield, Belper DE56 4EQ

Offers Around £775,000 Freehold



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**Fletcher
& Company**

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- Charming Grade II Listed Detached Family Home
- Ecclesbourne School Catchment Area
- Lounge, Dining Room/Study & Study
- Living Kitchen/Dining Room
- Four Double Bedrooms
- Two En-Suites & Family Bathroom
- Private Walled Garden
- Block Paved Driveway
- Double Garage with Two Stores
- A Short Walk to Duffield Village Amenities

ECCLESBOURNE SCHOOL CATCHMENT AREA – Charming four double bedroom family detached home with double garage and private garden occupying a very central position in Duffield Village within a short walk of shops, doctors, restaurants, bus and train services.

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 noted 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

Entrance Hall

With panelled entrance door with arched fan light window over, exposed wood flooring, deep skirting boards and architraves, high ceilings, radiator and staircase leading to first floor.

Cloakroom

With low level WC, washbasin, tiled splash-backs, tiled flooring, radiator, obscure window and internal latched door.

Lounge

15'6" into bay x 14'11" (4.74 into bay x 4.57)

With fireplace with inset living flame gas fire, deep skirting boards and architraves, high ceilings, coving to ceiling, picture rail, sash bay window, radiator and internal panelled door.



Dining Room/Study

13'6" x 11'10" (4.12 x 3.61)

With deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, plate rack, radiator, sash multipaned window and internal panelled door.

Snug

14'9" x 11'10" (4.51 x 3.61)

With stone fireplace with gas stove, deep skirting boards and architraves, high ceilings, radiator, double glazed window with internal stripped window shutters, half glazed door giving access to conservatory, radiator and internal panelled door.



Living Kitchen/Dining Room

30'2" x 12'4" (9.22 x 3.78)



Dining Area

With tiled flooring, radiator, spotlights to ceiling, exposed stonework, fitted display shelving and open square archway leading into conservatory.



Kitchen Area

With one and a half sink unit with mixer tap, a range of fitted base cupboards with matching worktops, wall cupboards, continuation of the worktops forming a useful breakfast bar area, Stoves Range cooker with extractor hood over, integrated dishwasher, integrated fridge/freezer, matching tiled flooring, radiator, high ceilings, spotlights to ceiling, display shelving, sash style window, built-in microwave internal panelled door and open space leading into dining area.



Conservatory

16'0" x 11'8" (4.88 x 3.57)

With matching tiled flooring, radiator, double glazed windows, door giving access to private garden and open space leading into living kitchen/dining room.



Rear Hallway/Boot Room

8'6" x 7'10" (2.60 x 2.39)

With tiled flooring, fitted storage cupboard, radiator, double glazed window, coat hangers, internal latched door and double glazed door giving access to driveway and garages.

Utility/Laundry

8'6" x 5'10" (2.60 x 1.80)

With single stainless steel sink unit with mixer tap, a range of wall and base units, tiled flooring, plumbing for automatic washing machine, space for tumble dryer, central heating boilers, double glazed window and internal panelled door.

First Floor

Landing

With exposed wood flooring, high ceilings, radiator, built-in storage cupboard with shelving and access to roof space.



Double Bedroom One

15'1" x 12'5" (4.60 x 3.81)

With radiator, sash style window with fitted blind and internal panelled door.

Wardrobe/Dressing Area

8'8" x 7'10" (2.65 x 2.39)

With wardrobes, high ceilings, radiator and double glazed window.

En-Suite Bathroom

10'7" x 7'0" (3.24 x 2.14)

With bath, twin washbasins, bidet, low level WC, tiled splash-backs, radiator, sash style window and internal panelled door.

Double Bedroom Two

11'10" x 11'6" (3.62 x 3.52)

With radiator, high ceilings, double glazed window and internal panelled door.



Double Bedroom Three

14'2" x 12'9" (4.34 x 3.90)

With two fitted wardrobes, exposed wood floors, deep skirting boards and architraves, high ceilings, radiator, sash multipaned window and internal panelled door.



En-Suite

7'10" x 3'1" (2.40 x 0.94)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, heated towel rail/radiator and internal panelled door.

Double Bedroom Four

12'9" x 12'2" (3.91 x 3.71)

With fitted wardrobes with cupboards above, deep skirting boards and architraves, high ceilings, radiator, sash multipaned window and internal panelled door.



Family Bathroom

8'11" x 5'9" (2.72 x 1.76)

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



Private Garden

The property enjoys a private walled garden with shaped lawns and a varied selection of shrubs, plants, trees and paved patio.



Driveway

A block paved driveway provides car standing spaces for approximately four/five cars.

Garden Store

8'3" x 7'11" (2.52 x 2.43)

With power and lighting.

Store Room

16'0" x 8'11" (4.89 x 2.74)

With power and lighting.

Double Garage

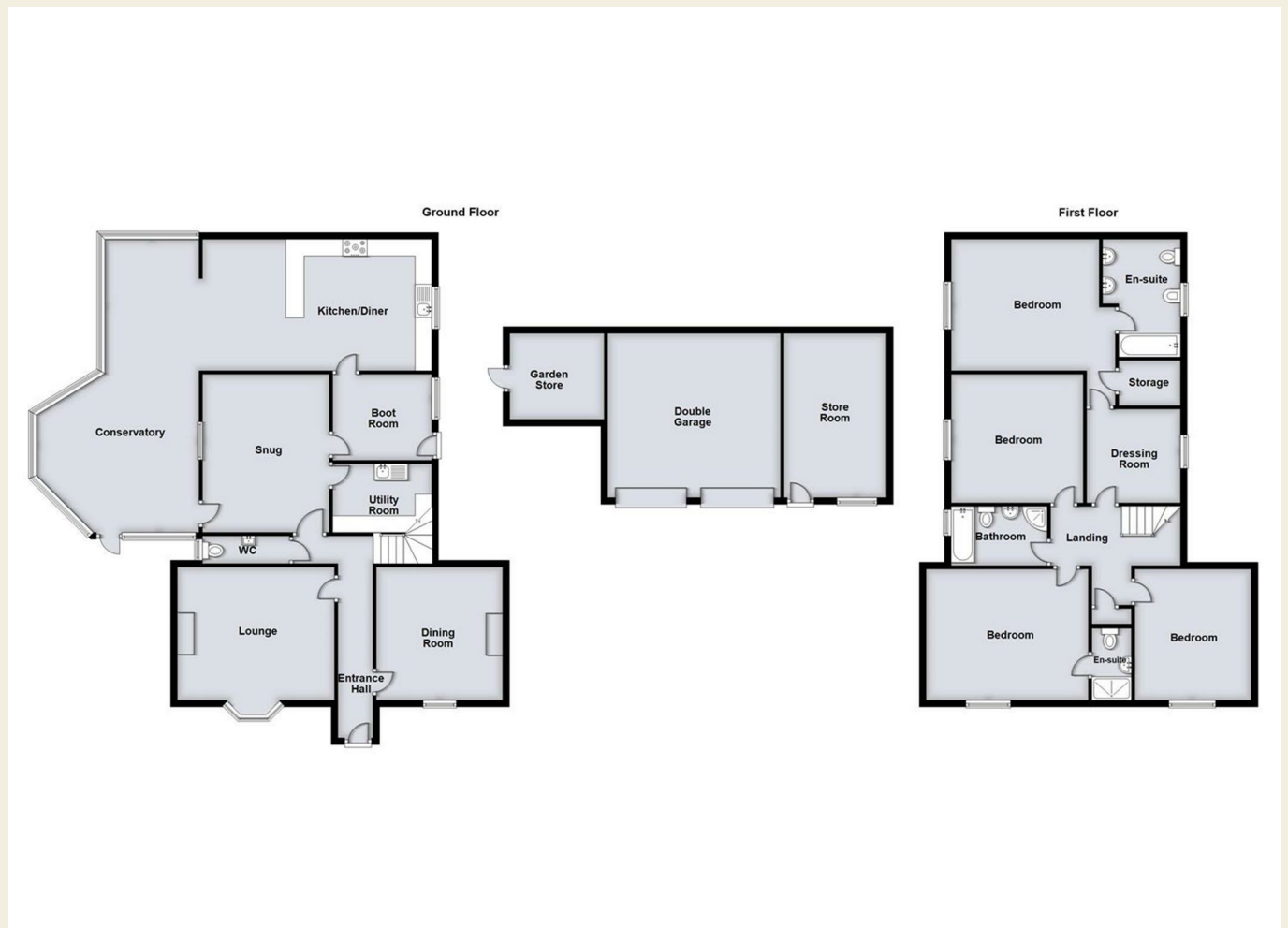
16'6" x 16'2" (5.03 x 4.95)

With power and lighting and twin up and over metal front doors.




Council Tax Band - 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		77
(55-68) D	59	
(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	