



## 5 Bed House - Detached

4 Church View Derby Road, Duffield, Belper DE56 4FL  
Offers Around £750,000 Freehold



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- Spacious Five Bedroom Detached Residence
- Ecclesbourne School Catchment Area
- Ideal for a Large Family
- Entrance Hall, Fitted Guest Cloakroom
- Three Reception Rooms
- Superb Living Kitchen
- Five Bedrooms
- Three En-Suites & Family Bathroom
- Good Sized Rear Garden with Patio
- Driveway & Double Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – Large five bedroom, detached residence occupying a convenient location in the highly desirable village of Duffield.

This is an opportunity to acquire a very spacious detached home, ideal for a large family. The property comprises spacious entrance hall, fitted guest cloakroom, dining room, lounge, conservatory and an impressive open plan living kitchen with utility room off. The first floor landing leads to a master bedroom with en-suite shower room, two double bedrooms both with en-suite shower rooms, two further bedrooms and a family bathroom.

The property is set back behind mature hedging and walling incorporating a driveway providing off road parking leading to a double garage accessed via a remote electric door.

To the rear of the property is a good sized patio area and mainly lawned garden with a pleasant westerly aspect.

#### The Location

The property is located within the popular village of Duffield noted for its two reputable primary schools and The Ecclesbourne Secondary School. Further amenities include a selection of shops, restaurants and bars as well as a squash/tennis club, golf course and a regular bus service into Belper and Derby as well as a convenient train station.

#### Accommodation

#### Ground Floor

### Spacious Entrance Hall

18'0" x 7'2" (5.50 x 2.19)

Entrance door with leaded and glazed inset provides access into the spacious entrance hall with central heating radiator, decorative coving and staircase leading to the first floor with useful under-stairs storage cupboard.



### Fitted Guest Cloakroom

6'4" x 2'8" (1.95 x 0.83)

With low flush WC and wash handbasin.

### Dining Room

12'11" x 11'10" (3.96 x 3.61)

With central heating radiator, decorative coving and double glazed and leaded window to the front.



## Lounge

19'3" x 11'11" (5.88 x 3.64)

With feature fireplace incorporating stone surround and living flame fitted gas fire, central heating radiator, decorative coving and uPVC double glazed French doors opening into the conservatory.



## Conservatory

12'8" x 11'8" (3.88 x 3.58)

Brick-based and uPVC double glazed construction with feature tiled floor and French doors opening onto the garden.



## Open Plan Living Kitchen



### Living Area

19'10" x 10'0" (6.06 x 3.06)

With stylish floor-to-ceiling central heating radiator, further central heating radiator, recessed ceiling spotlighting and a pitched roof to the rear incorporating three sealed unit double glazed Velux windows.



### Kitchen Area

19'10" x 9'10" (6.07 x 3.00)

High-specification fitted kitchen with a large Quartz topped island/breakfast bar incorporating a sink unit with mixer tap and gloss finished base cupboards, a further Quartz preparation surface with matching upstand, inset AEG five plate gas hob, matte finished cupboards and drawers, two built-in AEG ovens, appliance space suitable for a large American style fridge/freezer, uPVC double glazed bi-folding doors opening onto the garden and panelled door to the utility room.



## Utility Room

13'7" x 6'10" (4.15 x 2.09)

With worktop, inset sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, built-in double oven and grill, appliance space suitable for a washing machine and tumble drier, panelled and glazed door opening onto the rear garden and internal panelled door giving access to the double garage.

## First Floor

### Landing

Semi-galleried landing with feature balustrade, door to airing cupboard housing the hot water cylinder, double glazed and leaded window to the side, access to loft space, central heating radiator and doors to five bedrooms and family bathroom.

### Master Bedroom

13'3" x 11'10" (4.04 x 3.61)

With central heating radiator, a good range of fitted wardrobes, double glazed window to the front and door to the en-suite shower room.



### En-Suite

7'10" x 3'0" (2.39 x 0.92)

With low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator and double glazed window to the side.

### Bedroom Two

12'10" x 10'6" (3.93 x 3.21)

With central heating radiator, fitted wardrobe, double glazed and leaded window to the rear offering fabulous views towards the church and Eaton Bank and door to the en-suite shower room.



### En-Suite

8'0" x 3'0" (2.44 x 0.92)

With low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator and double glazed window to the side.

### Bedroom Three

17'9" x 9'7" (5.43 x 2.94)

A dual aspect room with double glazed window to the rear and double glazed and leaded window to the front, again with impressive views, two central heating radiators, fitted wardrobes and door to the en-suite shower room.



### En-Suite

6'9" x 5'11" (2.07 x 1.81)

With low flush WC, pedestal wash handbasin, shower cubicle, central heating radiator and double glazed window to the rear.

### Bedroom Four

10'7" x 10'2" (3.24 x 3.10)

With central heating radiator and double glazed and leaded window to the front with impressive views.



### Bedroom Five

8'3" x 8'0" (2.52 x 2.46)

With central heating radiator and double glazed and leaded window to the front with impressive views.

### Family Bathroom

10'0" x 5'11" (3.06 x 1.81)

With a four-piece suite comprising low flush WC, pedestal wash handbasin, corner bath, separate shower cubicle, central heating radiator and double glazed window to the rear.



### Front Garden & Driveway

The property is set back from the pavement edge behind mature hedging featuring a driveway providing ample off road parking and access to the integral double garage.

### Rear Garden

To the rear of the property is a pleasant garden with an extensive patio area, lawn and herbaceous borders enclosed by timber fencing.



### Integral Double Garage

17'2" x 16'2" (5.24 x 4.94)

With power, lighting and electric roller door.

Council Tax Band G - Amber Valley





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

1480.44 ft<sup>2</sup>  
137.54 m<sup>2</sup>

(1) Excluding balconies and terraces

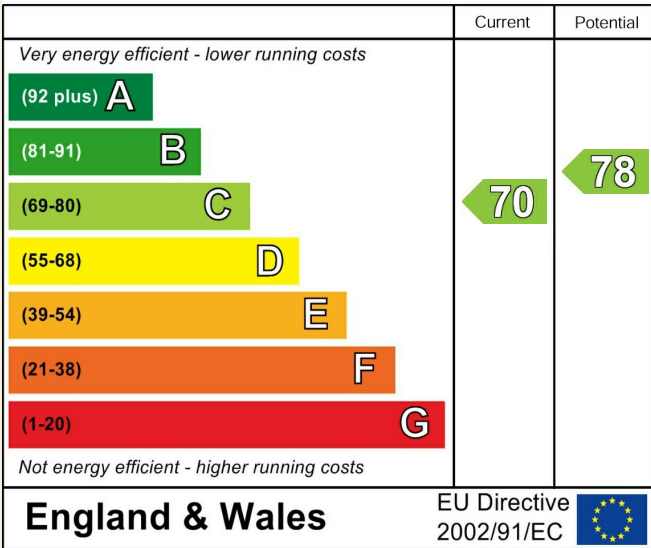
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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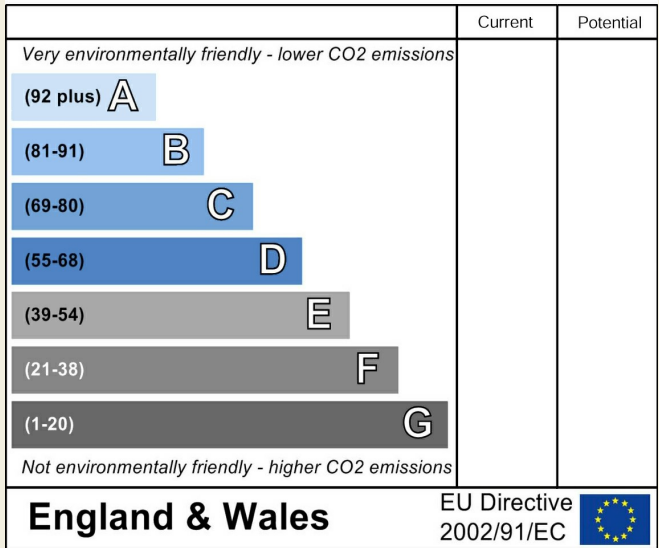
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### Energy Efficiency Rating



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



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