



4 Bed House - Detached

7 Granville Close, Duffield, Belper DE56 4FY

Offers Around £675,000 Freehold



4



2



2



D

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Stunning Extended Detached Home
- Ecclesbourne School Catchment Area
- Cul-de-Sac Location
- Lounge & Snug/Dining Room
- Quality Fitted Kitchen with Built-in Appliances
- Spacious Utility Room & Cloakroom/Boot Room
- Four Generous Sized Bedrooms
- Fitted En-Suite & Fitted Family Bathroom
- Private Garden with Large Decked Terraced Area
- Large Driveway & Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – Stunning, extended four bedroom detached home with private landscaped garden occupying this very sought-after cul-de-sac location close to Duffield Village amenities.

The beautifully maintained gas central heated and double glazed living accommodation briefly consists on the ground floor; entrance hall with staircase leading to first floor, lounge with feature fireplace and inset living flame gas fire, dining room/snug with French doors opening onto private garden, quality fitted kitchen with built-in appliances, spacious utility room, boot room/store and fitted cloakroom with WC. The first floor landing leads to four generous sized bedrooms, fitted en-suite and fitted family bathroom.

Being of a major asset and sale to this particular property is its lovely, private generous sized warm westerly-facing enclosed rear garden laid to lawn with paved patio and large decked/terraced area providing a pleasant sitting out and entertaining space.

A driveway provides car standing spaces for several cars and leads to good sized garage with power and lighting.

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

Spacious Entrance Hall

16'9" x 4'9" (5.12 x 1.47)

With entrance door, high ceilings, coving to ceiling, spotlights to ceiling, radiator and staircase leading to first floor.

Lounge

18'2" x 14'8" (5.55 x 4.48)

With fireplace with inset living flame gas fire and raised hearth, high ceilings, coving to ceiling, radiator, double glazed window to front, internal glazed door giving access to entrance hall and double opening glazed doors giving access to dining room.



Dining Room/Snug

18'2" x 9'0" (5.55 x 2.76)



Dining Area

With radiator, high ceilings, coving to ceiling, under-stairs storage cupboard, double glazed window with views across private garden, open space leading into snug area, inset electric fire, wide open square archway leading into superbly appointed fitted kitchen and open space leading into snug area.



Snug Area

With radiator, double glazed French doors opening onto sun patio and private rear garden, internal glazed doors giving access to lounge and open space leading into dining area.



Boot Room

8'2" x 4'2" (2.51 x 1.29)

With tiled flooring, space for fridge or freezer, high ceilings, coving to ceiling, internal oak veneer door with chrome fittings and good space for storing coats, etc.

Cloakroom

4'11" x 2'10" (1.51 x 0.88)

With low level WC, fitted washbasin with fitted base cupboard underneath, tiled splash-backs, tiled flooring, extractor fan, coving to ceiling and internal oak veneer door with chrome fittings.

Superbly Appointed Fitted Kitchen

13'4" x 12'7" (4.07 x 3.84)

With inset single stainless steel sink unit with chrome mixer tap, a comprehensive range of wall and base fitted units with matching worktops, illuminated kickboard lighting, matching kitchen island incorporating Neff induction hob with stainless steel extractor hood over, matching worktops with fitted drawers underneath incorporating wine cooler, additional appliances consist of two Neff electric fan assisted ovens, integrated large fridge, integrated Neff dishwasher, tiled flooring, spotlights to ceiling, two radiators, two double glazed French doors opening onto sun patio and private rear garden and internal oak veneer door leading into utility room.



Spacious Utility Room

10'2" x 7'4" (3.12 x 2.25)

With single stainless steel sink unit with mixer tap, fitted base cupboards, fitted worktops, fitted shelving, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, wall mounted Worcester boiler, double glazed window, high ceilings, spotlights to ceiling, electric chrome towel rail/radiator, double glazed door giving access to private garden and internal oak veneer door with chrome fittings opening into superb kitchen.



First Floor

Bedroom One

11'8" x 8'10" (3.58 x 2.71)

With built-in fitted wardrobes with mirrored doors, feature wallpapered wall, radiator, double glazed window to front and internal panelled door.



En-Suite

6'9" x 5'7" (2.07 x 1.71)

With walk-in double shower enclosure with shower, fitted washbasin with fitted base cupboard underneath, low level WC, fully tiled walls with matching tiled flooring, towel rail/radiator, illuminated mirror, illuminated display alcove, spotlights to ceiling, extractor fan, double glazed obscure window and internal panelled door.



Bedroom Two

11'0" x 9'1" (3.36 x 2.79)

With built-in wardrobe with sliding mirrored doors, additional built-in wardrobe, radiator, coving to ceiling, double glazed window to rear and internal panelled door.



Bedroom Three

12'10" x 8'10" (3.93 x 2.70)

With radiator, coving to ceiling, double glazed window to front and internal panelled door.



Bedroom Four

12'11" x 7'7" (3.94 x 2.33)

With radiator, coving to ceiling, two double glazed windows to rear and internal panelled door.



Family Bathroom

6'10" x 5'6" (2.09 x 1.69)

With bath with chrome shower over, fitted washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, wall mounted illuminated mirror, spotlights to ceiling, extractor fan, double glazed obscure window and internal panelled door.



Front Garden

The property is set well back from the pavement edge behind a deep lawned fore-garden incorporating a tarmac drive leading to a large garage.

Rear Garden

Being of a major asset and sale to this particular property is its private, warm westerly-facing landscaped enclosed rear garden. The garden enjoys shaped lawns, sun paved patio and at the bottom of the garden is a large decked terraced area providing a wonderful sitting out and entertaining space.



Driveway

A driveway provides car standing spaces for three/four cars.

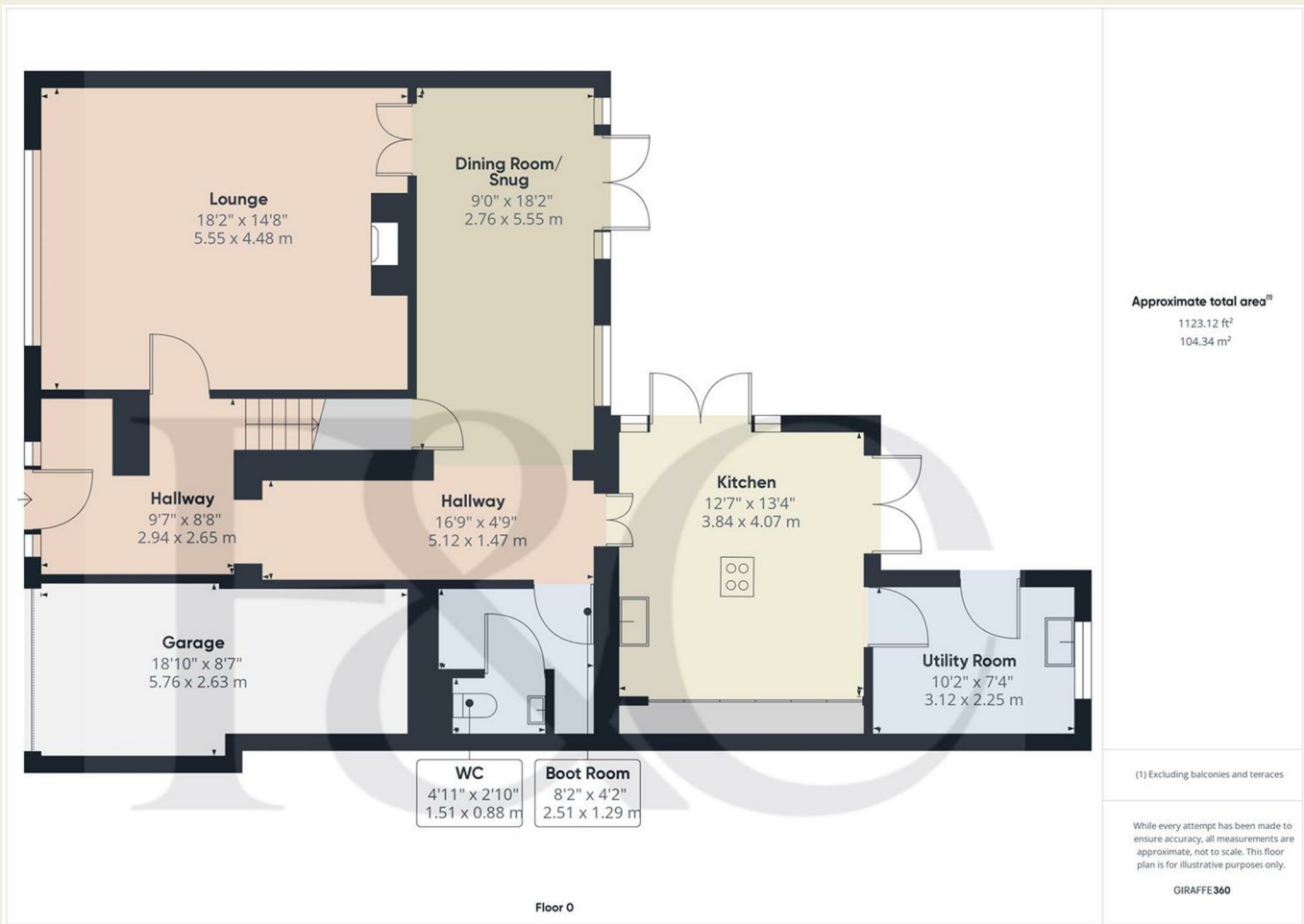
Large Garage

18'10" x 8'7" (5.76 x 2.63)

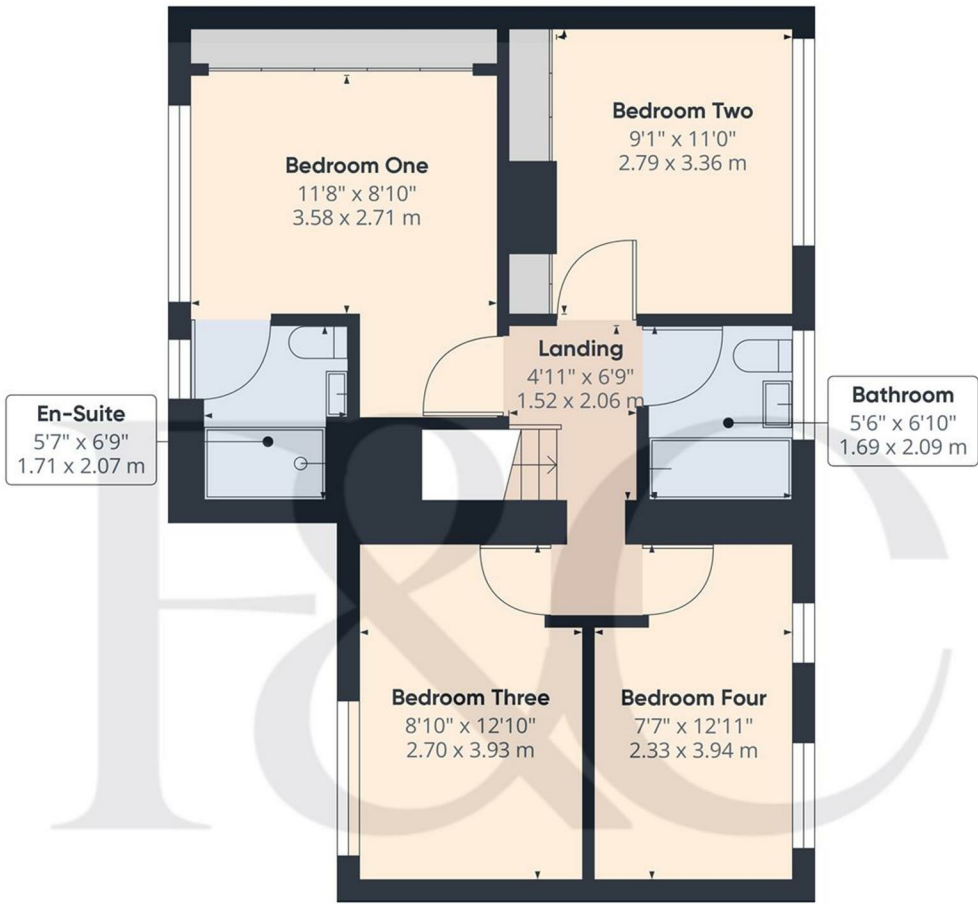
With power and lighting.

Council Tax Band - E

Amber Valley



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area¹⁾
581.71 ft²
54.04 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

Floor 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	78
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	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.