



## 5 Bed House - Detached

Santa Lucia Barn The Outwoods, Eaton Bank, Duffield, Belper DE56 4BP  
Offers Over £900,000 Freehold



5



2



2



C

**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Quality Single Storey Detached Home - 2,155 sq. ft
- Special Elevated Position - Countryside Views
- Lounge with Log Burner
- Stunning Open Plan Living Fitted Kitchen/Dining Room
- Utility & Cloakroom
- Five Bedrooms & Two Bathrooms
- Generous Garden Plot Extending to 0.53 of an Acre
- Large Gated Sweeping Driveway
- Large Detached Garage
- Ecclesbourne School Catchment Area

ECCLESBOURNE SCHOOL CATCHMENT AREA - Outstanding five bedroom detached residence set in approximately 0.53 acre enjoying countryside views located off Eaton Bank.

The property occupies a truly peaceful location away from the noise of the traffic and everyday life and yet it is within easy reach of Duffield, Little Eaton, Quarndon and Belper.

This lovely home has been skilfully and thoughtfully extended and fitted out to a high standard by the present owners and now provides very comfortable and well planned family accommodation. It is ideal for those who need to commute, being close to the road network, but, also for anyone wishing to retire, or escape from the pressures of life to enjoy this wonderful location.

Special Note - Solar panels fitted on rear elevation in 2011 with 25 year FIT tariff ( currently generating approx. £1,700 per year, see vendor for further details )

#### The Location

The location is convenient for Little Eaton and Duffield.

Little Eaton village is also easily accessible from this property providing local shops, reputable Village Primary School, historic church, public houses, regular bus services and noted village park. Vicarage Lane is a very pleasant, leafy and tranquil setting with walks in Bluebell woods and surrounding countryside.

The village of Duffield provides 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 into Derby City centre which lies some five 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.

#### Accommodation

## Porch

With double opening oak entrance doors, coat hangers and internal double glazed double opening doors opening into entrance hall.

## Entrance Hall

16'0" x 5'3" (4.90 x 1.62)

With underfloor heating, engineered oak flooring, tall feature glazed door leading to lounge/dining area and spotlights to ceiling.

## Lounge/Dining Area

22'1" x 21'6" (6.75 x 6.57)



## Lounge Area

With chimney breast incorporating log burning stove with inset solid oak mantel and raised granite tiled hearth, fitted book shelving to either side of chimney breast, high ceilings, spotlights to ceiling, underfloor heating, engineered oak flooring and double glazed French doors with side matching double glazed windows opening onto large raised decked/terraced area and private gardens.



## Dining Area

With underfloor heating, engineered oak flooring, high ceilings, spotlights to ceiling, fitted base cupboards with granite worktop, double glazed window with solid oak sill, a further good range of storage cupboards and two integrated Neff fridge/freezers.



## Kitchen Area

23'7" x 12'0" (7.21 x 3.66)

With Astini double stainless steel sink unit with brushed steel pull-out mixer tap, a further range of fitted base cupboards with matching granite worktops, Neff induction hob with Neff extractor hood over, Smeg wide door electric oven and additional eye level integrated Neff oven and Neff microwave, integrated Neff dishwasher, underfloor heating, engineered oak flooring, kitchen island with solid wood worktop and storage drawers underneath, vaulted ceilings with painted decorative beams incorporating four matching double glazed Velux windows, double glazed window with solid oak sill, spotlights to ceiling, wide square archway leading back into lounge and dining area and two further double glazed French doors with side matching double glazed windows both opening onto the charming raised decked terraced area providing a pleasant sitting out space and enjoying the garden.



### Utility Room

With single stainless steel sink unit with mixer tap, fitted base cupboards, fitted worktops, plumbing for automatic washing machine, space for tumble dryer, tiled flooring with underfloor heating, spotlights to ceiling, double glazed rear access door, double glazed window with solid oak sill and oak veneer door.



### Cloakroom

With low level WC, fitted washbasin with chrome fittings, tiled splash-backs, tiled flooring with underfloor heating, fitted mirror, spotlights to ceiling, extractor fan, double glazed obscure window and oak veneer door.

### Boiler Cupboard

Housing the Worcester boiler and manifolds.

### Double Bedroom One

13'7" x 10'11" (4.15 x 3.33)

With built-in fitted wardrobes providing good storage with sliding mirrored doors, underfloor heating, engineered oak flooring, high ceilings, spotlights to ceiling, double glazed window to front with deep solid oak sill and beautiful countryside views and internal oak veneer door.



### En-Suite Bathroom

8'9" x 7'8" (2.68 x 2.34)

In white with free-standing bath with chrome fittings, His and Hers fitted washbasins with chrome fittings, low level WC, large double shower enclosure with chrome fittings including rainhead and hand held shower, tiled splash-backs, tiled flooring with underfloor heating, high ceilings, spotlights to ceiling, large fitted mirror, shaver point, additional second large fitted mirror, heated chrome towel rail/radiator, double glazed obscure window, extractor fan and internal oak veneer door.



### Double Bedroom Two

13'9" x 11'9" (4.21 x 3.59)

With high ceilings, spotlights to ceiling, underfloor heating, engineered oak flooring, double glazed window to front with solid oak sill and beautiful countryside views and internal oak veneer door.



### Double Bedroom Three

11'10" x 8'2" (3.61 x 2.50)

With high ceilings, spotlights to ceiling, underfloor heating, engineered oak flooring, double glazed window to rear with solid oak sill and internal oak veneer door.



### Double Bedroom Four

9'10" x 9'10" (3.02 x 3.01)

With high ceilings, spotlights to ceiling, underfloor heating, engineered oak flooring, double glazed window to front with solid oak sill and beautiful countryside views and internal oak veneer door.



### Double Bedroom Five

9'10" x 8'9" (3.01 x 2.68)

With underfloor heating, engineered oak flooring, high ceilings, spotlights to ceiling, double glazed window to rear with solid oak sill and internal oak veneer door.



### Family Bathroom

11'2" x 5'5" (3.42 x 1.66)

In white with jacuzzi style Phoenix bath with chrome fittings and chrome hand shower attachment, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, walk-in shower with resin tray and chrome fittings including rainhead and hand held shower, tiled splash-backs with matching tiled flooring with underfloor heating, large fitted mirror, illuminated and heated wall mounted additional mirror with shaver point, spotlights to ceiling, high ceilings, heated chrome towel rail/radiator, extractor fan, double glazed obscure window and internal oak veneer door.



### Private Gardens

The property enjoys a generous garden plot extending to approximately 0.53 of an acre with attractive views across countryside and woodland. The garden is laid to lawn with a varied selection of shrubs, plants, trees and a large decked terraced area with wall lights and exterior power supply providing a pleasant sitting out and entertaining space with a further raised decked/terraced area maximizing the views across the Derwent Valley and beyond.



### Driveway

A large tarmac driveway accessed via black painted wrought iron gates provides car standing spaces for approximately six vehicles.



### Large Detached Garage

18'2" x 15'2" (5.56 x 4.63)

With power, lighting, insulated, electric roller front door and double glazed side door and windows. ( exterior power ).



## Outside Store

A small area providing storage for garden tools, for example with outside tap.

## Council Tax Band - E

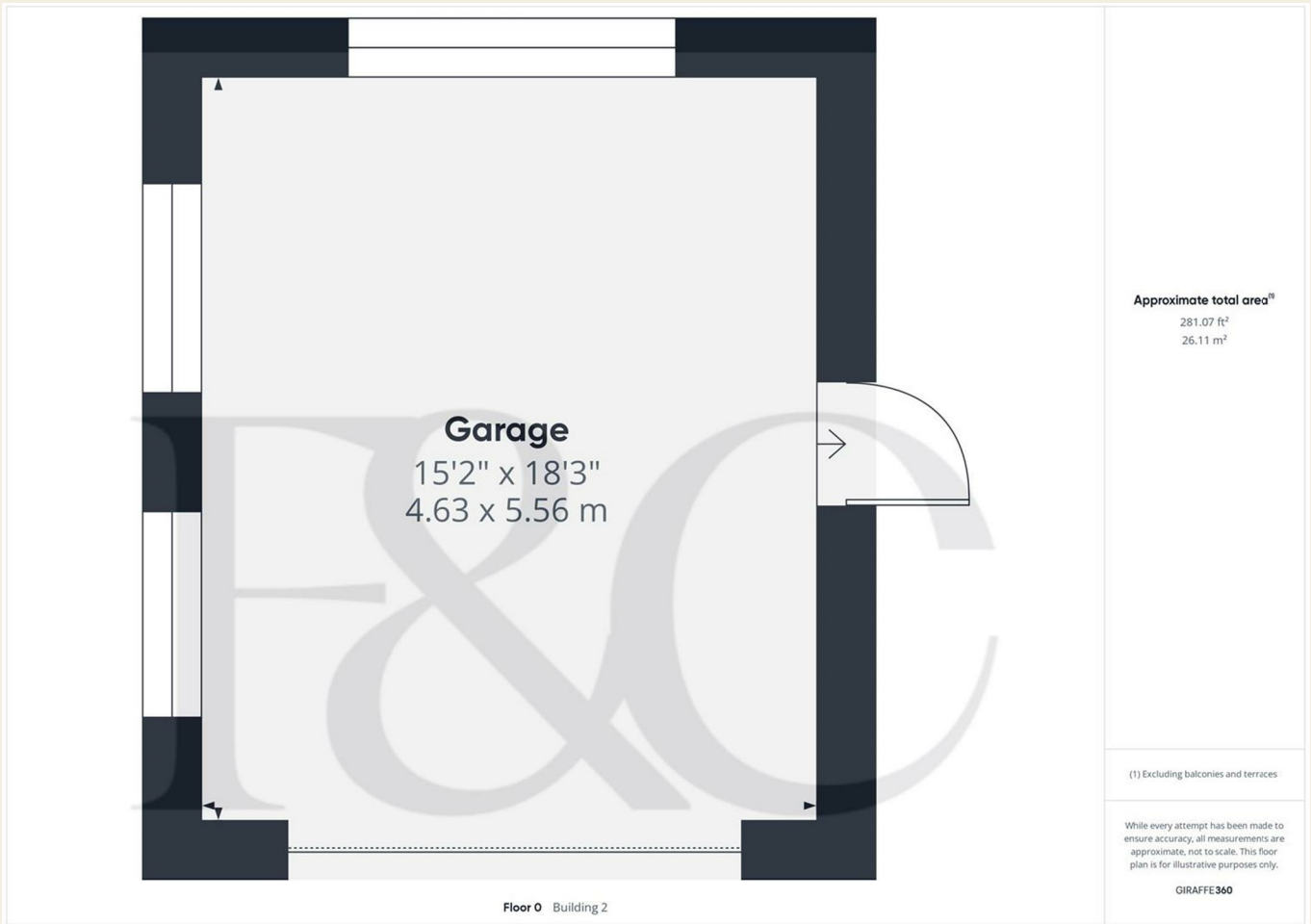
Erewash

## Directions

From Duffield turn left by the Chapel into Makeney Road and cross over the River Derwent. Fork immediately right by the Bridge Inn onto Eaton Bank. In about quarter of a mile fork left into Rigga Lane and in a short distance turn sharp left onto a private lane to The Outwoods. Continue up the lane, bear left by the gateway to Outwood House and the property lies on the right hand side.



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.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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.