



## 5 Bed House - Detached

8 Derby Road, Duffield, Belper DE56 4FL

Offers Around £1,250,000 Freehold



5



5



2



E

**Fletcher**  
& Company

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

- A Fine Detached Detached Property
- Ecclesbourne School Catchment Area
- Lounge, Conservatory, Family Room, Study
- Living Kitchen/Dining & Separate Dining Room
- Five Generous Bedrooms & Two Bathrooms
- Extensive South Westerly Mature Garden Plot
- Large Sweeping Driveway
- Double Garage & Outbuildings
- A Short Walk To Duffield Village & Countryside Walks
- Attractive Open Views & Far Reaching Views to Duffield Bank/Eaton Bank

ECCLESBOURNE SCHOOL CATCHMENT AREA - A fine traditional detached property standing on a superb and extensive south westerly facing mature garden plot, just a short walk to Duffield Village.

This lovely home also lends itself to be greatly extended to the rear ( subject to planning permission ).

#### The Location

The village of Duffield is extremely sought after providing an excellent range of amenities including a varied selection of shops, schools (William Gilbert/The Meadows and the noted Ecclesbourne school). There is a regular train service to Derby city centre which lies five miles to the south of the village. Local recreational facilities include football, rugby, cricket, tennis/squash club and Chevin golf course.

A further point of note is the fact that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.

#### Accommodation

##### Ground Floor

##### Recessed Storm Porch

With brick and quarry tiled flooring and charming half glazed original entrance door with stained glass with leaded finish opening into entrance hall.

##### Entrance Hall

17'10" x 9'8" (5.46 x 2.95)

A light and spacious entrance hall with deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, solid wood flooring, radiator with attractive boxed-in cover, original panelled coats cupboard, two stained glass windows with leaded finish, under-stairs storage cupboard and wide staircase with attractive balustrade leading to first floor.



### Cloakroom

7'3" x 4'6" (2.21 x 1.39)

In white with Villeroy & Boch WC, fitted washbasin with chrome fittings, tiled splash-backs with matching tiled flooring, heated chrome towel rail/radiator, double glazed obscure window with leaded finish and tiled sill to rear and original internal door.

### Lounge

18'8" x 13'1" (5.70 x 4.00)

With charming inglenook style fireplace with oak panelled surrounds incorporating fireplace with patterned tiles and open grate fire with matching tiled hearth, deep skirting boards and architraves, high ceilings, centre rose, two character decorative beams to ceiling, picture rail, radiator, double glazed window with leaded finish with aspect to front, two matching double glazed leaded windows to side, internal French glazed doors opening into conservatory complemented by two original leaded windows either side and original internal door.



### Conservatory

15'8" x 13'10" (4.80 x 4.24)

With double glazed windows, tiled flooring with underfloor heating, power and lighting, ceiling fan, views across private garden, electric heater and double glazed French doors opening onto block paved patio and rear garden.



### Separate Dining Room

14'4" x 4'1" (4.38 x 1.27)

With chimney breast with fireplace and surrounds with electric fire and matching hearth, deep skirting boards and architraves, high ceilings, centre rose, picture rail, radiator, two matching character decorative beams to ceiling, fine views towards St Alkmund's Church and Duffield Bank to front, double glazed side window with leaded finish, double glazed window with leaded finish to front and original internal door.



## Living Kitchen/Dining Room



### Dining Area

15'9" x 8'6" (4.82 x 2.60)

With fitted table, fitted drawers with granite worktops, deep skirting boards and architraves, high ceilings, coving to ceiling, spotlights to ceiling, radiator, open space leading into kitchen area, double glazed leaded window to rear and double glazed leaded door to side with matching double glazed leaded windows either side giving access to block paved patio and rear garden.



### Kitchen Area

14'2" x 11'5" (4.33 x 3.50)

With inset stainless steel sink unit with chrome mixer tap, wall and base fitted units with attractive matching granite worktops, built-in induction hob with extractor hood over, built-in electric fan assisted oven, built-in combination microwave oven, integrated fridge/freezer, integrated dishwasher, concealed worktop lights, high ceilings, coving to ceiling, spotlights to ceiling, open space leading into dining area, double glazed leaded window to rear with matching granite sill overlooking rear garden, additional double glazed window to side with leaded finish and matching granite sill and original internal door.



### Side Entrance

5'3" x 4'11" (1.61 x 1.52)

With charming arched double opening half glazed doors with leaded finish, radiator and large inset doormat.

### Utility

10'1" x 5'6" (3.09 x 1.70)

With single stainless steel sink unit with mixer tap, wall and base cupboards with matching worktops, plumbing for automatic washing machine, space for tumble dryer, radiator, deep skirting boards and architraves, high ceilings, coving to ceiling, double glazed window with leaded finish and tiled sill overlooking rear garden and internal glazed door with chrome fittings.

## Family Room

23'11" x 10'6" (7.31 x 3.21)

With deep skirting boards and architraves, high ceilings, coving to ceiling, two radiators, glazed storage cupboard with fitted base cupboards underneath, double glazed window with leaded finish to front, double glazed window with leaded finish to side, views towards St Alkmund's Church and Duffield Bank to front and double glazed French doors opening onto block paved patio and rear garden.



## Study

10'7" x 7'1" (3.24 x 2.18)

With radiator, coving to ceiling, two double glazed windows with leaded finish to side, double glazed window with leaded finish overlooking rear garden and internal door.

## First Floor

### Charming Half Split-Level Semi-Landing

With deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, picture rail, radiator, double glazed window to rear with leaded finish overlooking garden and the continuation of the charming balustrade.



## Landing

With deep skirting boards and architraves, high ceilings, coving to ceiling, picture rail, corner storage cupboard and half glazed internal door with stained glass giving access to staircase leading to the second floor.

## Bedroom One

13'3" x 12'0" (4.04 x 3.68)

With two fitted double wardrobes, deep skirting boards and architraves, high ceilings, coving to ceiling, picture rail, radiator, matching fitted chest of drawers, three double glazed windows with leaded finish and aspect to front with superb views towards St Alkmund's Church and Duffield Bank, internal door giving access to en-suite and original internal door.



### En-Suite

15'0" x 4'11" (4.58 x 1.52)

With separate shower cubicle with shower, corner washbasin, Villeroy & Boch WC, tiled splash-backs, tiled flooring, high ceilings, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and double glazed obscure window with leaded finish.



### Bedroom Two

14'5" x 9'11" (4.41 x 3.03)

With fitted wardrobes, deep skirting boards and architraves, high ceilings, coving to ceiling, picture rail, radiator, double glazed leaded window to side, double glazed leaded window overlooking rear garden and original internal door.



### Bedroom Three

13'1" x 8'6" (4.01 x 2.61)

With radiator, deep skirting boards and architraves, high ceilings, coving to ceiling, picture rail, double glazed leaded window to side, double glazed leaded window to front with fine views towards St Alkmund's Church and Duffield Bank and original internal door.



### Bedroom Four

11'3" x 9'10" (3.44 x 3.01)

With deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, picture rail, double glazed leaded window to front with fine views towards St Alkmund's Church and Duffield Bank and original internal door.



### Family Bathroom

14'3" x 5'2" (4.36 x 1.60)

With bath with chrome fittings, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome fittings including shower, tiled splash-backs, wood flooring, high ceilings, spotlights to ceiling, radiator, additional heated chrome towel rail/radiator, extractor fan, three double glazed obscure windows with leaded finish and original internal door.



### Second Floor/Games Area

15'0" x 10'9" (4.58 x 3.30)

With staircase, radiator, fitted wardrobes, storage into eaves, access to roof space, double glazed leaded window to rear, double glazed leaded window to side and door giving access to bedroom five.

### Bedroom Five

15'1" x 10'8" (4.61 x 3.27)

With fitted washbasin with hot and cold taps and fitted base cupboard underneath, radiator, drawers, character ceiling and double glazed window with leaded finish to front with fine views towards St Alkmund's Church and Duffield Bank.



### Front Garden

The property is set well back from Derby Road behind a grass verge and deep lawned fore-garden enjoying shaped lawns, a varied selection of shrubs, plants, hedgerow and cherry blossom tree with fine views over open fields and towards St Alkmund's Church and Duffield Bank.

### Large Driveway

A large tarmac driveway provides car standing spaces for approximately ten vehicles.

### Rear Garden

Being of a major asset and sale to this particular property is its warm, westerly-facing private rear garden. The garden enjoys a level lawn complemented by enclosed, neatly-kept hedgerows with flowerbeds and large block paved patio/terrace area providing a pleasant sitting out and entertaining space. (We believe the garden was used as a tennis court).



### Brick Double Garage

21'6" x 21'5" (6.56 x 6.53)

With concrete floor, power, lighting, two windows to rear, side personnel door and twin up and over front doors.



### Outbuilding

15'1" x 6'3" (4.62 x 1.92)

Constructed of stone providing storage with concrete floor, window and double glazed door giving access to greenhouse.



### Greenhouse

11'6" x 11'1" (3.53 x 3.40)

With double glazed windows and stone base.

### Council Tax Band - G

Amber Valley





Floor 0 Building 1

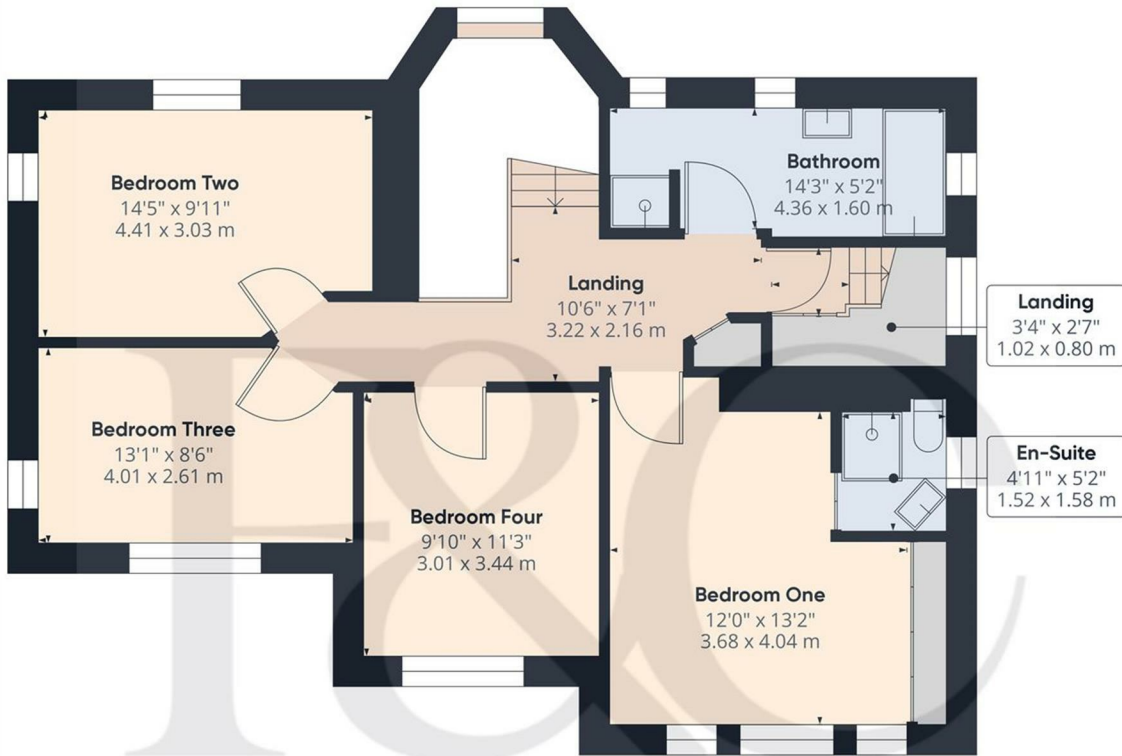
**Approximate total area<sup>(1)</sup>**  
1632.54 ft<sup>2</sup>  
151.67 m<sup>2</sup>

(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.

GIRAFFE360

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 area<sup>(1)</sup>  
758.39 ft<sup>2</sup>  
70.46 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.

GIRAFFE360

Floor 1 Building 1

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.



**Bedroom Five**  
 15'1" x 10'8"  
 4.61 x 3.27 m

**Games Area**  
 15'0" x 10'9"  
 4.58 x 3.30 m

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

367.77 ft<sup>2</sup>  
 34.17 m<sup>2</sup>

**Reduced headroom**

65.87 ft<sup>2</sup>  
 6.12 m<sup>2</sup>

(1) Excluding balconies and terraces

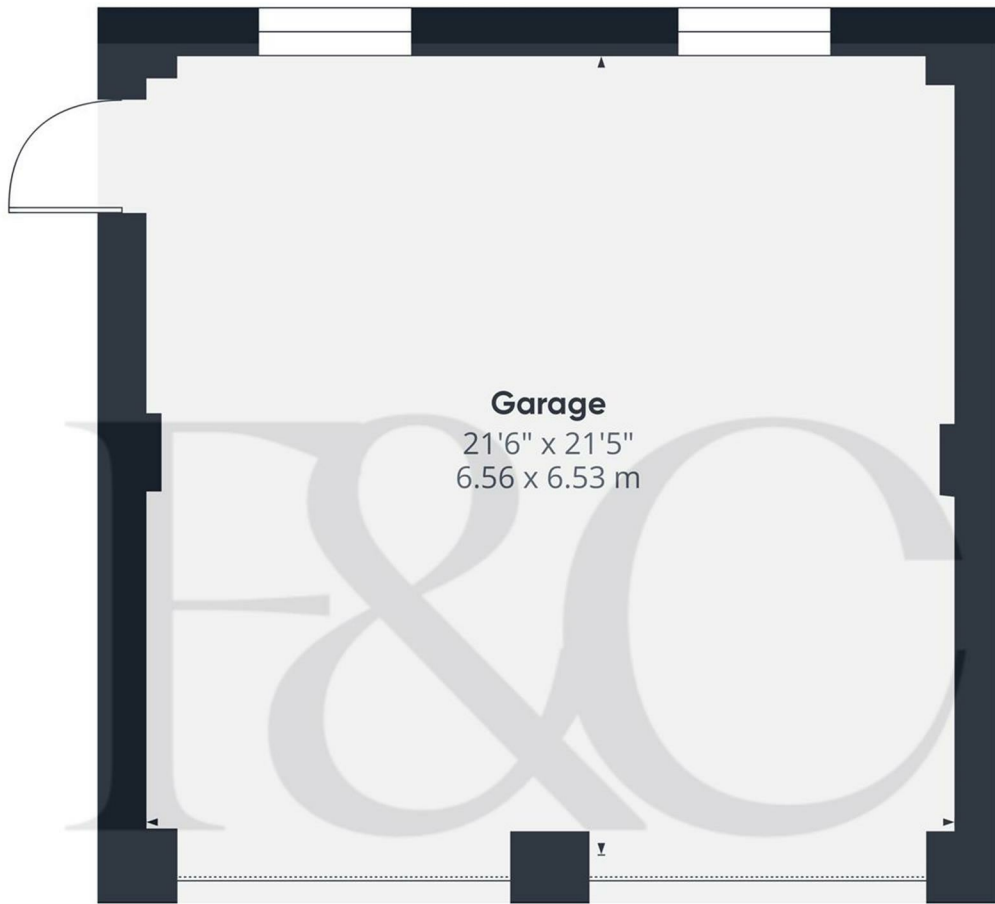
Reduced headroom  
 (below 1.5m/4.92ft)

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

GIRAFFE360

Floor 2 Building 1

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.



Floor 0 Building 3

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

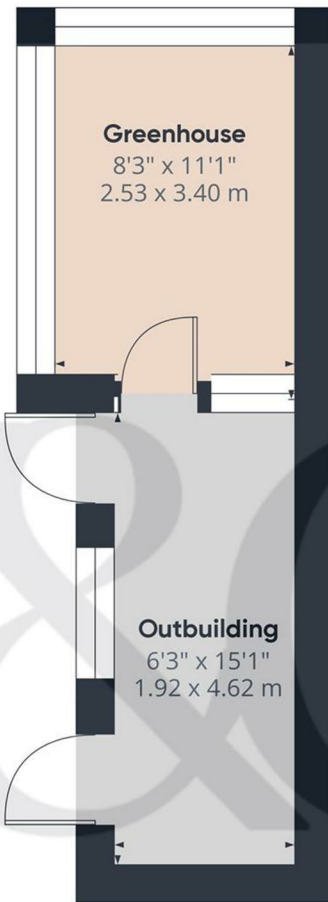
464.95 ft<sup>2</sup>  
43.2 m<sup>2</sup>

(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.

GIRAFFE360

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.



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
 191.19 ft<sup>2</sup>  
 17.76 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.

GIRAFFE360

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.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**  
2758.7 ft<sup>2</sup>  
256.29 m<sup>2</sup>

**Reduced headroom**  
65.87 ft<sup>2</sup>  
6.12 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

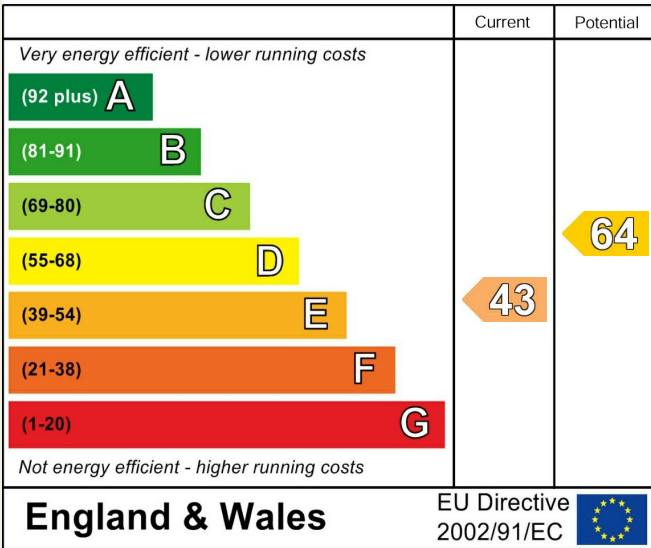
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

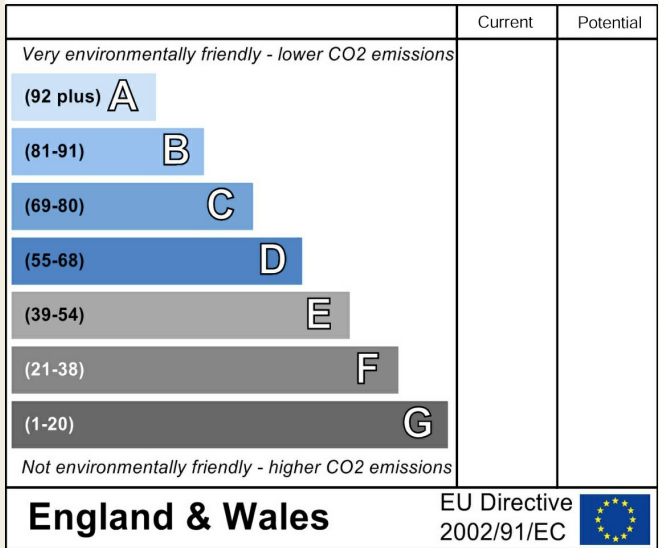
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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



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



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.