



6 Bed House - Detached

33 Chestnut Close, Duffield, Belper DE56 4HD

Price £750,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Extended Spacious Family Detached Property
- Ecclesbourne School Catchment Area
- Lounge, Playroom, Study
- Living Kitchen/Dining/Snug
- Utility Room & Cloakroom
- Six Bedrooms & Three Bathrooms
- Large Mature Garden Plot
- Sweeping Driveway For Several Vehicles
- Double Garage
- Cul-de-Sac Location - Short Walk To Duffield Village Amenities

ECCLESBOURNE SCHOOL CATCHMENT AREA - Spacious and extended six bedroom detached family home set in a wonderful large garden plot situated in a first class cul-de-sac location close to Duffield Village.

The unique layout allows for part of this property to be used as a separate annex if required with its own entrance porch.

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. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also 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.

The famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities.

Accommodation

Ground Floor

Porch

With double glazed entrance door, tiled flooring and panelled door giving access to entrance hall.

Entrance Hall

12'5" x 6'0" (3.81 x 1.85)

With tiled flooring, staircase leading to first floor with attractive glass balustrade, radiator and under-stairs storage cupboard.

Cloakroom

5'8" x 2'9" (1.75 x 0.84)

With low level WC, corner washbasin, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, coving to ceiling, double glazed window and internal panelled door.

Lounge

23'8" x 13'10" (7.22 x 4.23)

With stone fireplace with log burning stove, two radiators, coving to ceiling, double glazed bow window with deep windowsill with aspect to front, double glazed window to rear, double opening panelled doors giving access to playroom and additional panelled door giving access to entrance hall.



Playroom

9'3" x 8'8" (2.83 x 2.66)

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



Study

11'1" x 8'9" (3.40 x 2.68)

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



Living Kitchen/Dining/Snug



Snug Area

12'0" x 8'8" (3.67 x 2.65)

With tiled flooring, open space leading into dining and kitchen area and double glazed French doors opening onto garden.



Dining/Kitchen Area

20'8" x 15'2" (6.32 x 4.64)



Dining Area

With tiled flooring, radiator, under-stairs storage cupboard, fitted cupboards with solid oak worktops and open space leading into snug and kitchen area.

Kitchen Area

With single sink with chrome mixer tap, wall and base fitted units with solid oak worktops, Rangemaster cooker with extractor hood, tiled flooring, two double glazed windows with tiled sills overlooking garden and open space leading into dining and snug area.



Second Entrance Hall

8'5" x 4'1" (2.57 x 1.27)

With tiled flooring, coving to ceiling, under-stairs storage cupboard, radiator, staircase leading to bedrooms five and six, double glazed entrance door and double glazed side window.

Utility Room

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

With single stainless steel sink unit with mixer tap, fitted base cupboards, worktops, tiled flooring, plumbing for automatic washing machine, space for tumble dryer, combination boiler, a further range of storage cupboards, double glazed window to front and internal panelled door.

First Floor

Landing

Leading to bedrooms one with en-suite, two, three, four and family bathroom, built-in cupboard housing the hot water cylinder, radiator, coving to ceiling and access to roof space.

Bedroom One

13'10" x 13'6" (4.22 x 4.14)

With a good range of fitted wardrobes with cupboards above, wood flooring, radiator, double glazed window with aspect to front and internal panelled door.



En-Suite Bathroom

8'7" x 6'11" (2.62 x 2.12)

With bath with chrome fittings and mixer tap/hand shower attachment, fitted washbasin with chrome fittings with base cupboard underneath, low level WC, separate corner shower cubicle with chrome fittings including shower, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, double glazed obscure window and internal panelled door.



Bedroom Two

12'8" x 9'7" (3.87 x 2.94)

With wood flooring, radiator, coving to ceiling, double glazed window with aspect to front and internal panelled door.



Bedroom Three

13'8" x 8'1" (4.19 x 2.47)

With fitted wardrobe, radiator, double glazed window to rear and internal panelled door.



Bedroom Four

10'9" x 9'7" (3.29 x 2.94)

With wood flooring, radiator, double glazed window to rear and internal panelled door.

Family Bathroom

8'8" x 5'8" (2.65 x 1.73)

With bath with electric shower over and shower screen door, pedestal wash handbasin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled flooring, radiator, double glazed obscure window and internal panelled door.



Landing

Giving access to bedrooms five and six, family bathroom and access to roof space.

Double Bedroom Five

15'1" x 9'11" (4.62 x 3.04)

With fitted wardrobes, radiator, double glazed window to rear and internal panelled door.



Double Bedroom Six

12'0" x 11'8" (3.67 x 3.58)

With radiator, double glazed window to front, wardrobe alcove space, storage alcove with shelving and internal panelled door.



Family Bathroom

9'1" x 6'10" (2.79 x 2.09)

In white with bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, separate corner shower cubicle with shower, tiled splash-backs, solid oak flooring, extractor fan, double glazed obscure window, heated chrome towel rail/radiator and internal panelled door.



Front Garden

The property benefits from a very large fore-garden laid to lawn with shrubs, rockery and two specimen trees.



Rear Garden

Being of a major asset and sale to this particular property is its surprisingly large, private enclosed rear garden laid to lawn with sun patio, ornamental pond, shrubs, trees, raised sun decking area with attractive trellising, shed and side access gate.



Driveway

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

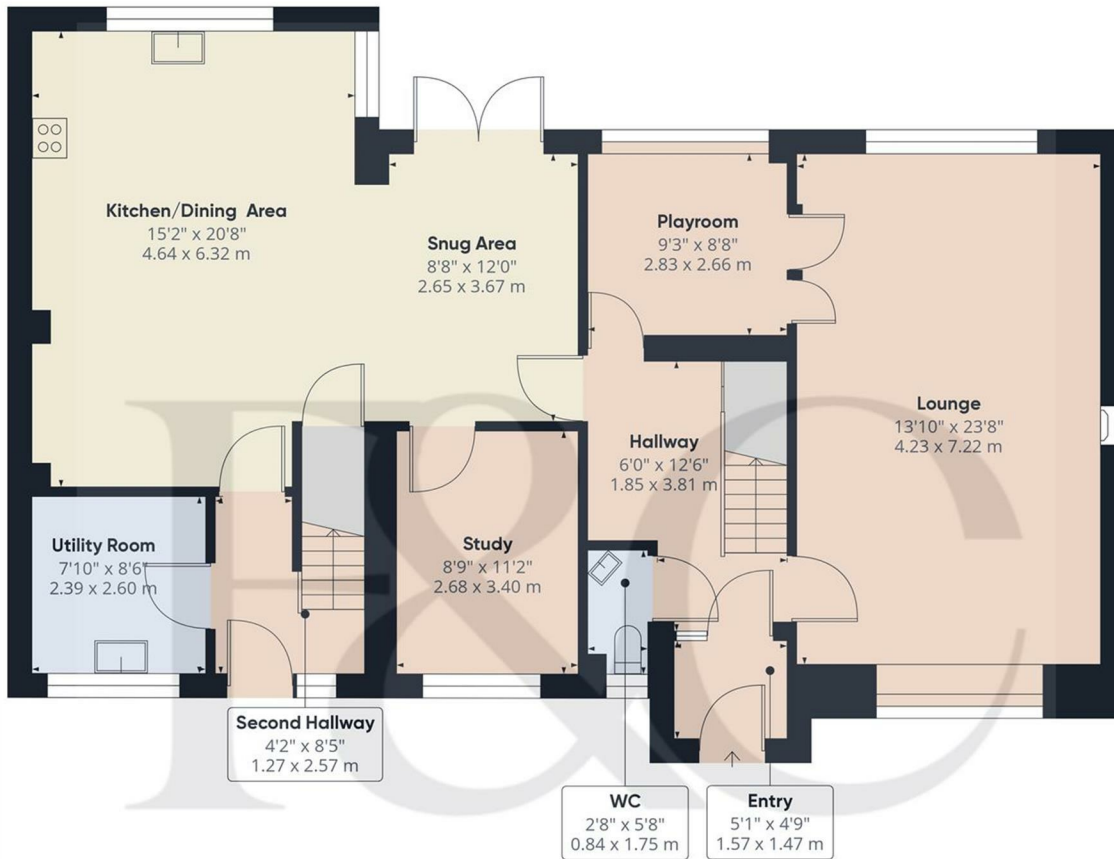
Brick Detached Double Garage

22'4" x 18'3" (6.81 x 5.58)

With power, lighting and up and over front door.

Council Tax Band - F

Amber Valley



Approximate total area⁽¹⁾
 1232.18 ft²
 114.47 m²

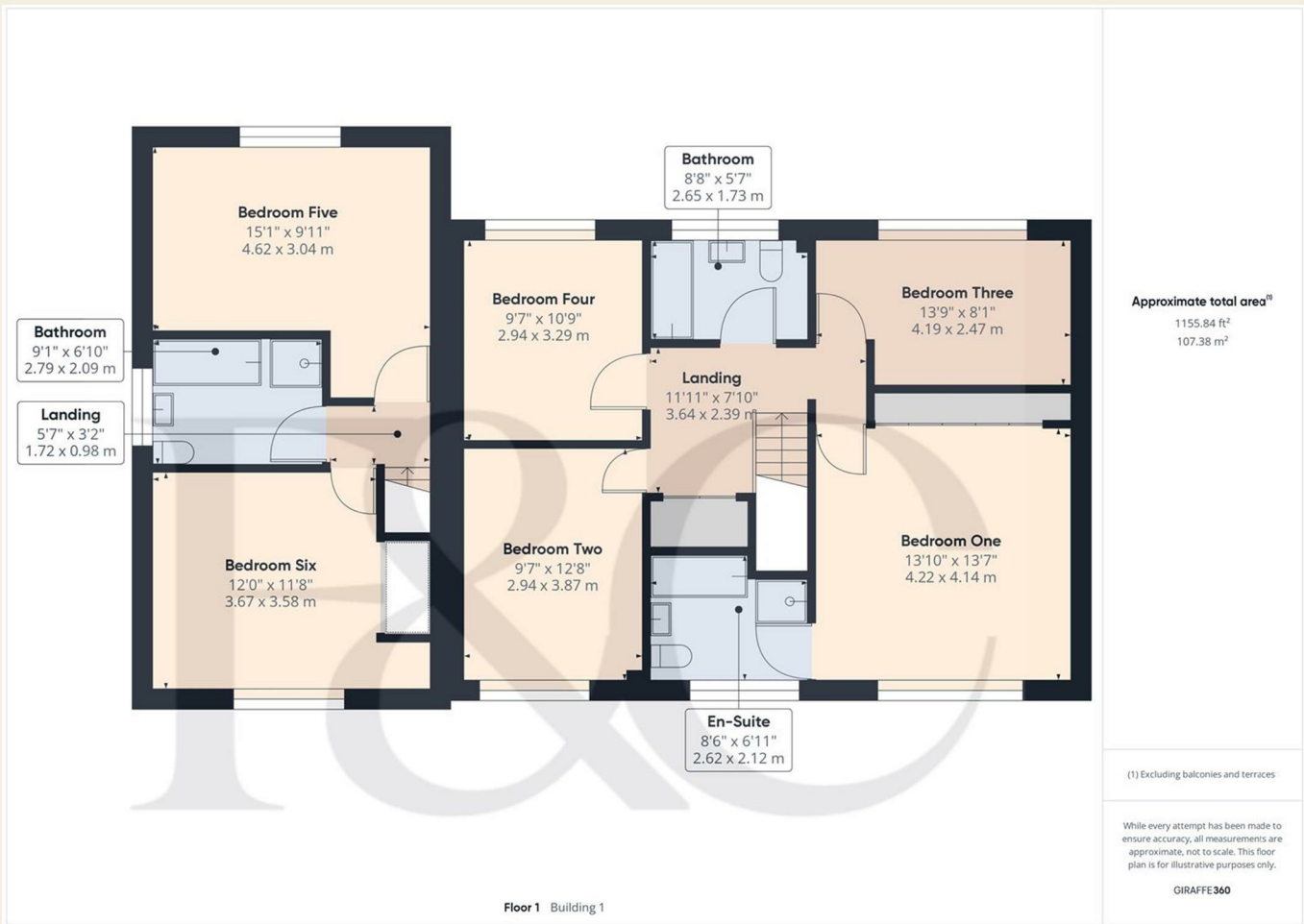
(1) Excluding balconies and terraces

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

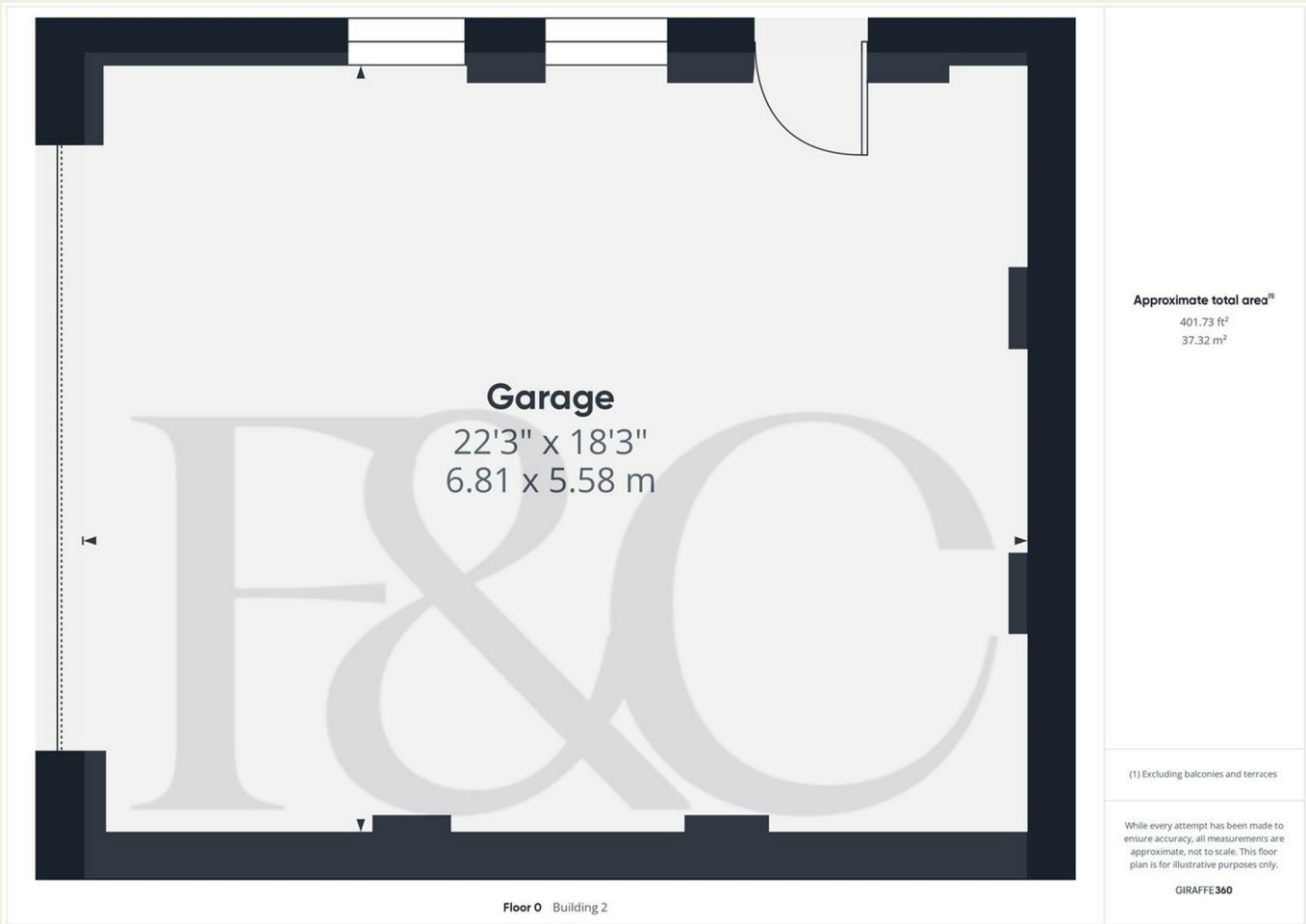
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Floor 0 Building 1

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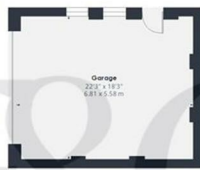
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area¹
2789.75 ft²
259.18 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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