



4 Bed House - Semi-Detached

28 Derby Road, Duffield, Belper DE56 4FL

Offers Around £425,000 Freehold



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- Ideal Family Home
- Ecclesbourne School Catchment Area
- Delightful Sunny Open Views
- Two Reception Rooms
- Living Kitchen/Dining Room
- Utility & Cloakroom
- Four Bedrooms
- Family Bathroom & Shower Room
- Private Gardens & Workshop
- Large Block Paved Driveway

ECCLESBOURNE SCHOOL CATCHMENT AREA, this delightful four-bedroom semi-detached family home on Derby Road offers a perfect blend of comfort and countryside charm. The property spans an impressive 1,259 square feet, providing ample space for family living.

Upon entering, you are welcomed by two inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is the spacious living kitchen/dining room, which boasts a warm and inviting atmosphere, perfect for family gatherings. The layout is designed to maximise both light and space, creating a harmonious environment for everyday living.

The property features four bedrooms with two bathrooms.

One of the standout features of this home is the private south-westerly garden, which offers a tranquil retreat for outdoor enjoyment. Whether you wish to host summer barbecues or simply unwind with a good book, this garden is a delightful space to embrace the beauty of nature.

For those with vehicles, the property boasts a large driveway with parking for up to four vehicles, along with a workshop that presents an excellent opportunity for hobbies or additional storage.

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, medical facilities and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is 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 Accommodation

Ground Floor

Recessed Arched Storm Porch

With half glazed entrance door and quarry tiled flooring.

Entrance Hall

13'6" x 5'10" (4.14 x 1.78)

With wood flooring, deep skirting boards and architraves, high ceiling, radiator and staircase leading to the first floor.

Cloakroom

With WC.

Lounge

12'9" into bay x 11'1" (3.89 into bay x 3.38)

With stone fireplace with open grate fire and raised stone hearth, deep skirting boards and architraves, high ceiling, wood flooring, radiator, double glazed window with aspect to the front and stripped internal door.



Family Room

12'0" x 11'1" (3.66 x 3.38)

With exposed brick chimney breast incorporating log burner and raised tiled hearth, deep skirting boards and architraves, high ceiling, radiator, open square archway leading into the living kitchen/dining room and stripped internal panelled door.



Living Kitchen/Dining Room

17'3" x 11'8" (5.26 x 3.56)

Dining Area

With tiled flooring with under-floor heating, double glazed Velux window, double glazed French doors opening onto private garden and pleasant open views to the rear.



Kitchen Area

With one and a half bowl sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching worktops, built-in Neff five ring gas hob with extractor hood over, two Neff electric fan assisted ovens, plumbing for dishwasher and integrated fridge/freezer. Bamboo worktop forming a useful breakfast bar area, spotlights to ceiling, pleasant open views to the rear, tiled flooring with under-floor heating, open square archway leading into the family room, open space leading into the dining area and internal door giving access to the utility room.



Utility Room

7'4" x 5'10" (2.24 x 1.78)

With single stainless steel sink unit with hot and cold taps, bamboo worktops, fitted cupboards, plumbing for automatic washing machine, boiler, tiled flooring with under-floor heating and double glazed side access door.

First Floor

Landing

With double glazed window and staircase leading to bedroom four.

Bedroom One

12'0" x 11'1" (3.68 x 3.38)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window with aspect to the rear, pleasant open views and stripped internal panelled door.



Bedroom Two

11'1" x 9'8" into bay (3.38 x 2.95 into bay)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window with aspect to the front and stripped internal panelled door.



Bedroom Three

11'8" x 7'8" (3.58 x 2.34)

With deep skirting boards and architraves, high ceiling, radiator, pleasant open views, double glazed window with aspect to the rear and stripped internal panelled door.



Family Bathroom

7'6" x 5'10" (2.29 x 1.78)

With bath with shower over and shower screen door, pedestal wash hand basin, low level WC, tiled splash-backs, tiled flooring with under-floor heating, towel rail/radiator, double glazed obscure window and stripped internal panelled door.



Shower Room

5'10" x 2'5" (1.80 x 0.76)

With separate shower cubicle with shower, wash basin, WC, tiled splash-backs, tiled flooring, extractor fan and stripped internal panelled door.

Second Floor

Bedroom Four

11'3" x 10'5" (3.45 x 3.20)

With radiator, double glazed Velux window, pleasant open views, double glazed window with aspect to the rear, access to the roof space which is boarded and provides storage and internal door.



Garden

Being of a major asset to the sale of this particular property is its private enclosed rear garden backing onto delightful open fields and countryside. It benefits from a warm south to south westerly aspect. The rear garden enjoys shaped lawns, paved patio, flower beds, shrubs trees and is enclosed by fencing.



Workshop

13'8" x 8'9" (4.19 x 2.69)

With power and lighting.



Attached Shed

8'2" x 5'6" (2.49 x 1.68)

With power and lighting.

Large Block Paved Driveway


A driveway provides car standing spaces for approximately four cars.





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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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	