



## 5 Bed House - Detached

Cumberhills Road, Duffield, Belper DE56 4HA

£2,950 Per Calendar Month



5



2



4



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& Company**

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- AVAILABLE NOW
- FULLY FURNISHED
- PETS CONSIDERED
- ECCLESBOURNE SCHOOL CATCHMENT AREA
- SHORT AND LONG TERM LETS AVAILABLE
- GREAT ROAD NETWORKS
- CLOSE TO DUFFIELD, BELPER AND DERBY
- QUIET AND PEACEFUL LOCATION
- STYLISHLY PRESENTED
- NEAR OPEN COUNTRYSIDE

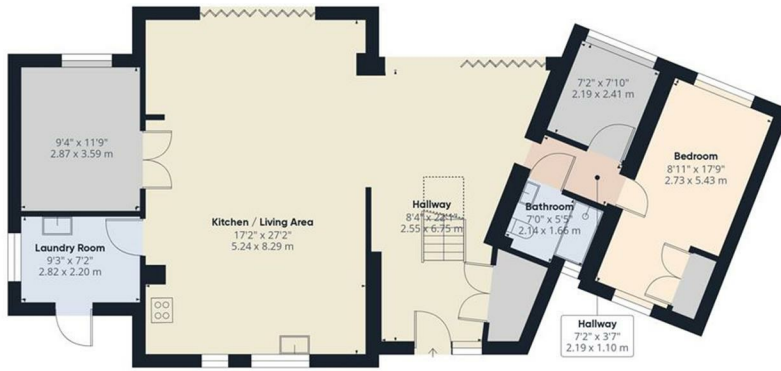
ECCLESBOURNE SCHOOL CATCHMENT AREA AND AVAILABLE IMMEDIATELY - A highly attractive, recently refurbished, fully-furnished 4-5 bedroom detached property that benefits from a very generous plot size. Southfields is set within this highly desirable location on Cumberhills Road situated within easy reach of all local amenities in Duffield and within a few minutes walk of Ecclesbourne Secondary School and countryside.

The ground-floor, in brief, comprises of; a large open plan downstairs living area, an extremely modern looking kitchen with integrated appliances, and the ability for flexible living owing to a very fluid layout that suits a variety of needs. There is a separate utility and downstairs WC. There are great views out of the bi-fold doors giving access to a very generous rear garden and offering nice and pleasant views. The first floor offers four generous bedrooms and a family bathroom, the master bedroom has an en-suite.

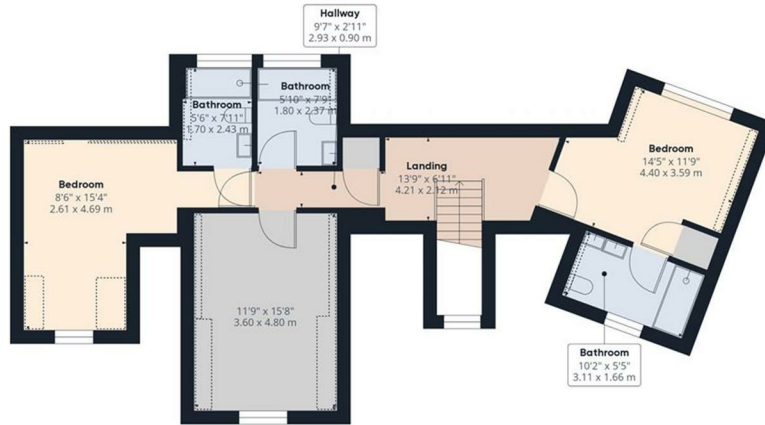
The property is neutrally decorated throughout and offers a no expense spared look and feel.

To the front of the property is an well laid driveway which has space for several vehicles to park securely and off road. Cumberhills Road is situated off a quiet cul-de-sac but benefits from being in a superb local for all required.

AVAILABLE NOW.



Floor 0



Floor 1

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

2032.95 ft<sup>2</sup>  
188.87 m<sup>2</sup>

**Reduced headroom**

85.03 ft<sup>2</sup>  
7.9 m<sup>2</sup>

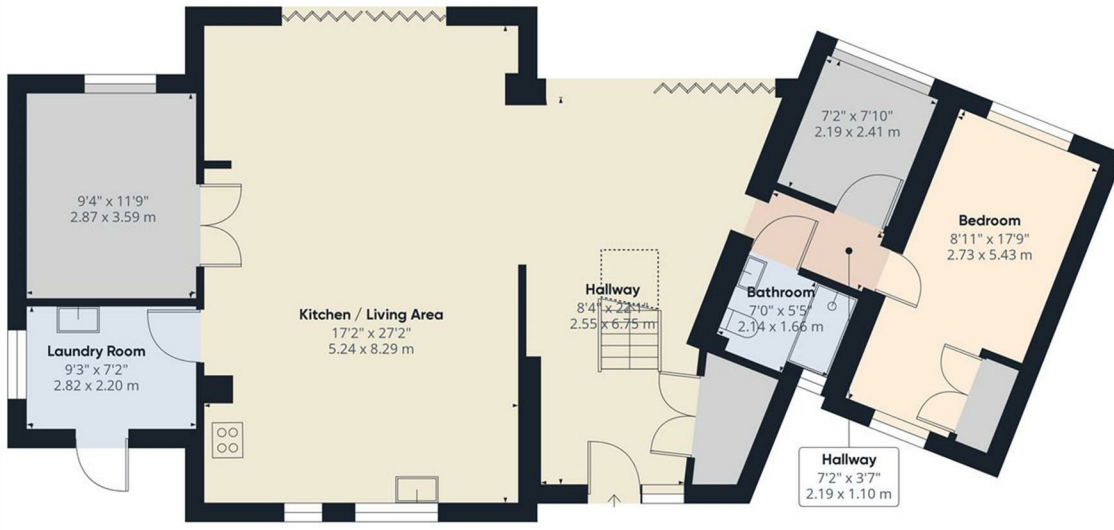
(1) Excluding balconies and terraces

☐ 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.

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**Approximate total area<sup>®</sup>**  
 1251.09 ft<sup>2</sup>  
 116.23 m<sup>2</sup>

**Reduced headroom**  
 19.24 ft<sup>2</sup>  
 1.79 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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Floor 0

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### 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>		
(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	

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