



## 3 Bed House - Semi-Detached

3 Holloway Road, Duffield, Belper DE56 4FE

Offers Around £279,950 Freehold



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**Fletcher  
& Company**

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- Ecclesbourne School Catchment Area
- Requires Modernisation
- Lounge
- Kitchen & Pantry
- Three Bedrooms
- First Floor Bathroom
- Generous Sized Garden
- Driveway & Detached Garage
- A Short Walk to Duffield Village Amenities
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA – A rare opportunity to acquire a three bedroom semi-detached property requiring modernisation, located in the heart of Duffield Village.

The accommodation offers on the ground floor; entrance hall with staircase leading to first floor, lounge, kitchen, pantry and outside WC. The first floor landing leads to three bedrooms and bathroom.

To the front of the property is a fore-garden/driveway providing off road car parking. To the rear of the property is a generous sized rear garden laid to lawn with patio.

To the right-hand side of the property is a shared driveway leading to a detached garage.

#### 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 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.

#### Accommodation

##### Ground Floor

##### Entrance Hall

3'1" x 3'0" (0.95 x 0.93)

With entrance door and staircase leading to first floor.

## Lounge

14'7" x 11'10" (4.45 x 3.61)

With stone fireplace and double glazed window.



## Kitchen

13'3" x 7'5" (4.04 x 2.27)

With single stainless steel sink unit with hot and cold taps, base cupboards, two double glazed windows, half glazed door giving access to private rear garden and panelled door giving access to pantry.



## Pantry

4'7" x 4'4" (1.42 x 1.34)

With obscure window.

## Outside WC

4'6" x 2'7" (1.38 x 0.80)

With working WC, double glazed window and latched door.

## First Floor

### Landing

With split-level staircase access to roof space and window to side.

### Bedroom One

11'8" x 9'11" (3.58 x 3.04)

With double glazed window to front and internal panelled door.



### Bedroom Two

9'7" x 9'0" (2.93 x 2.75)

With double glazed window to rear and internal panelled door.



### Bedroom Three

8'9" x 6'3" (2.69 x 1.93)

With double glazed window to rear and internal panelled door.



### Bathroom

6'0" x 5'6" (1.83 x 1.70)

With bath, pedestal wash handbasin, WC, tiled splash-backs, cupboard housing the hot water cylinder and double glazed window.



### Front Garden/Driveway

There are wrought iron double opening gates opening onto a hard standing paved fore-garden providing off road car parking with well stocked flowerbeds.



### Shared Driveway

To the right-hand side of the property is a shared tarmac driveway leading to a detached garage.



### Detached Garage

18'6" x 9'6" (5.64m" x 2.90m")



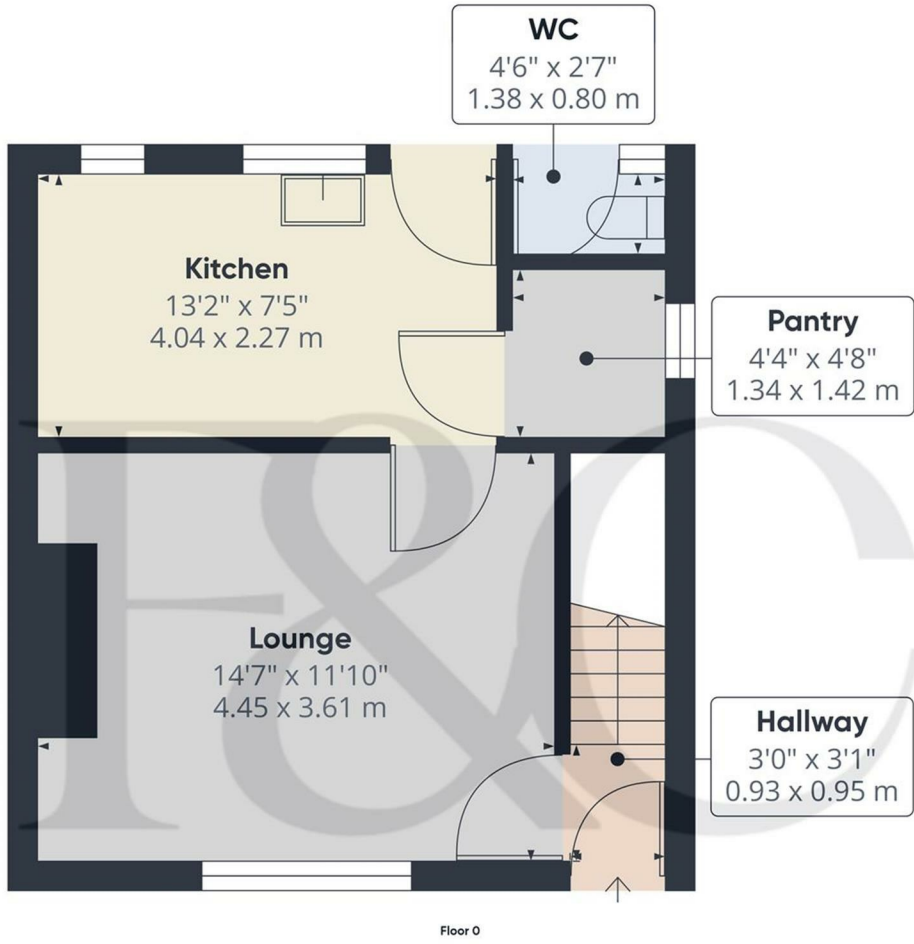
### Rear Garden

To the rear of the property is a generous sized private rear garden with lawn, paved patio, greenhouse and a varied selection of shrubs and trees.



### Council Tax Band - B

Amber Valley



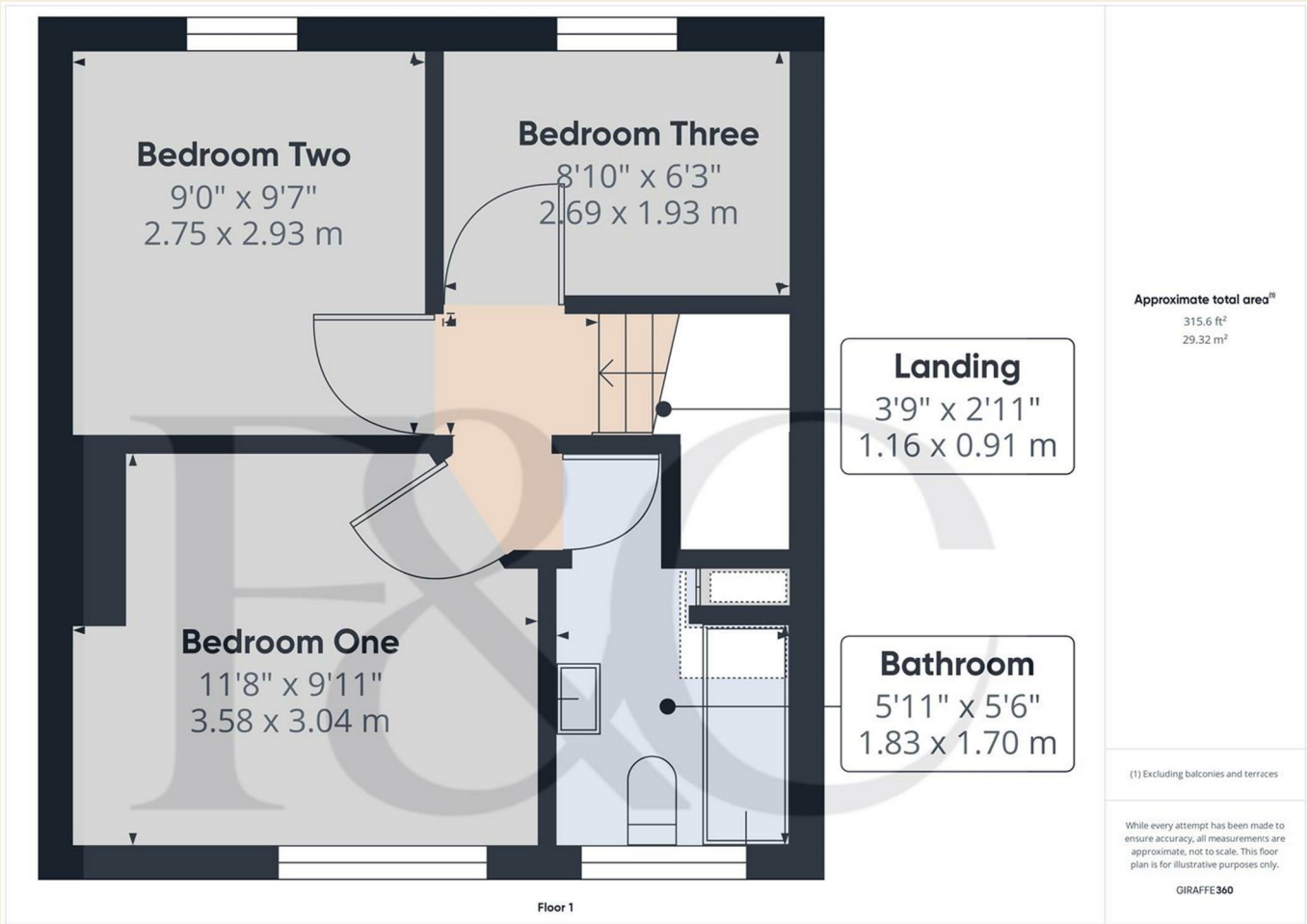
Approximate total area<sup>(1)</sup>  
338.51 ft<sup>2</sup>  
31.45 m<sup>2</sup>

(1) Excluding balconies and terraces

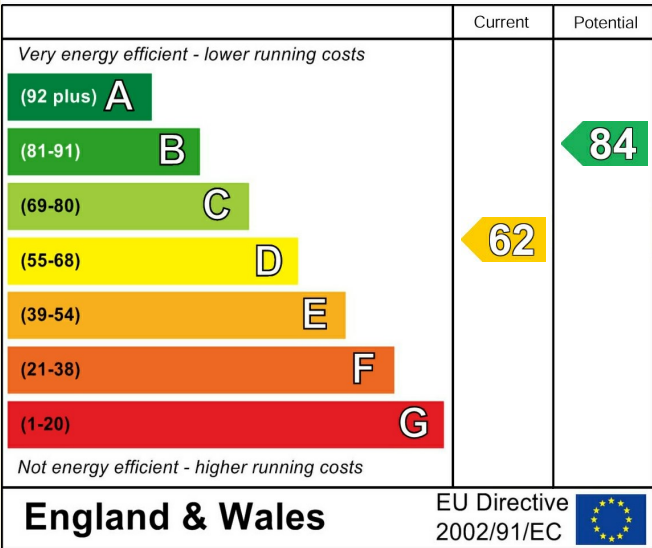
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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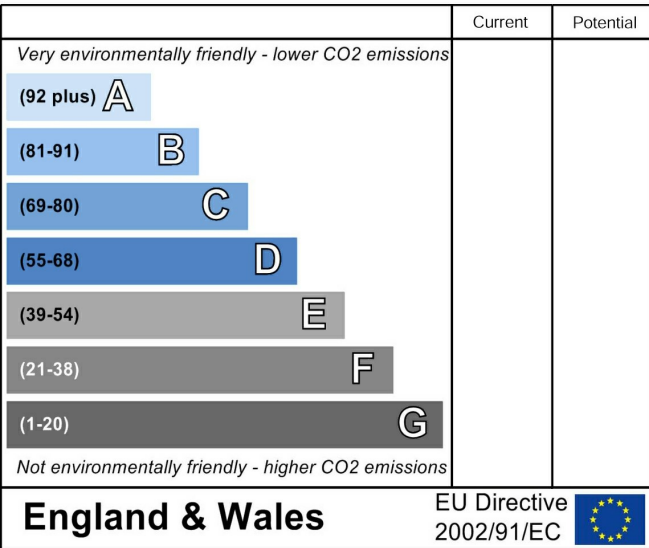
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### Energy Efficiency Rating



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



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