



5 Bed House - Detached

16 Broom Close, Duffield, Belper DE56 4GU

Offers Around £595,000 Freehold



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Skilfully Extended Family Detached Home
- Ecclesbourne School Catchment Area
- Lounge, Family Room, Study
- Living Kitchen/Dining Room
- Four/Five Bedrooms & Three Bathrooms
- Generous Sized Gardens with Two Sheds
- Extensive Block Paved Driveway For Approximately Four/Five Cars
- Cul-de-Sac Location
- A Short Walk To Duffield Village Amenities
- Spacious Accommodation

ECCLESBOURNE SCHOOL CATCHMENT AREA – A skilfully extended four/five bedroom family detached property located in a popular cul-de-sac location within the sought after village of Duffield.

The gas central heated and double glazed living accommodation briefly consists on the ground floor: entrance hall with staircase leading to first floor, lounge, family room, study/bedroom five, inner hallway/second study area, living kitchen/dining room, utility and family bathroom. The first floor landing leads to four bedrooms, en-suite and a family bathroom.

The property enjoys a generous sized garden laid to lawn with three specimen trees, raised decking area and summer house.

A large block paved driveway provides car standing spaces for approximately five cars (the family room could be converted to a garage if desired)

The central heating boiler was replaced in 2023 and Hive installed.

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.

Accommodation

Ground Floor

Entrance Hall

15'2" x 5'11" (4.63 x 1.81)

With entrance door, inset door mat, tiled effect flooring, radiator, staircase leading to first floor and understairs storage cupboard.

Lounge

21'10" x 9'6" (6.66 x 2.90)

With gas burning stove with raised stone hearth, wood effect flooring, internal pine panelled door, three radiators, double glazed window to front, three double glazed windows to rear and double glazed door giving access to garden.



Bedroom Five/Study

9'10" x 6'10" (3.02 x 2.09)

With wood effect floor, radiator, double glazed window to front and internal pine panelled door.



Dressing Room/Study

6'10" x 5'11" (2.10 x 1.82)

With wood effect flooring, radiator and open archway.



Family Room

14'11" x 7'10" (4.55 x 2.39)

With electric fire, wood effect flooring, radiator, double glazed window to front and internal pine panelled door (potential to convert into a garage if desired)

Inner Hallway/Study

14'7" x 8'2" (4.46 x 2.49)

With wood effect flooring, radiator and double glazed window to rear.



Living Kitchen/Dining Room

16'2" x 14'7" (4.93 x 4.46)

With one and a half sink units with mixer tap, wall and base fitted units with matching worktops, kitchen island with matching worktops and fitted base cupboards underneath, plumbing for dishwasher, tiled effect flooring, electric cooker, spotlights to ceiling, radiator, double glazed window to side, double glazed window to rear, double glazed French doors opening onto gardens.



Utility

6'10" x 6'6" (2.10 x 1.99)

With single stainless steel sink unit with mixer tap, cupboards, worktops, plumbing for automatic washing machine, space for tumble dryer, central heating boiler, tile effect flooring, radiator, double glazed window and internal panelled door giving access to ground floor bathroom.

Ground Floor Bathroom

7'3" x 5'7" (2.22 x 1.72)

With bath with electric shower, pedestal wash handbasin, low level WC, fully tiled walls, tiled effect flooring, heated towel/radiator and double glazed obscure window.



First Floor Landing

17'1" x 4'11" & 7'4" x 2'11" (5.21m x 1.50m & 2.24m x 0.89m)

With radiator, two double glazed Velux windows to rear and access through space.

Bedroom One

14'9" x 12'11" (4.50 x 3.95)

With pine cladded ceiling, spotlights to ceiling, radiator, storage cupboard housing the hot water cylinder, two double glazed Velux style windows and internal pine panelled door.



En-Suite

9'5" x 2'8" (2.88 x 0.83)

With separate shower cubicle with shower, fitted wash basin, fitted cupboard underneath, low level WC, shaver point, tile splashbacks, spotlights to ceiling, heated towel/radiator and double glazed obscure window.



Bedroom Two

12'7" x 9'4" (3.84 x 2.85)

With radiator, storage into eaves, double glazed window to rear and internal pine panelled door.



Bedroom Three

10'4" x 8'7" (3.17 x 2.62)

With radiator, double glazed window to front and internal pine panelled door.



Bedroom Four

14'7" x 7'8" (4.45 x 2.34)

With radiator, two cupboards into the eaves, double glazed window to side and internal pine panelled door.



Family Bathroom

9'10" x 6'5" (3.02 x 1.97)

With bath, pedestal wash handbasin, low level WC, separate shower cubicle with shower, heated towel/radiator, tiled splashbacks, wall mounted mirror/medicine cabinet, double glazed Velux window and internal pine panelled door.



Rear Garden

To the rear of the property is an enclosed rear garden laid to lawn, with rear access gate and three specimen trees.



Side Garden

Side garden with a large decking area providing a pleasant, sitting out, entertaining space leading to a corner summer house.



Summer House

With double opening glazed doors.



Two Timber Sheds

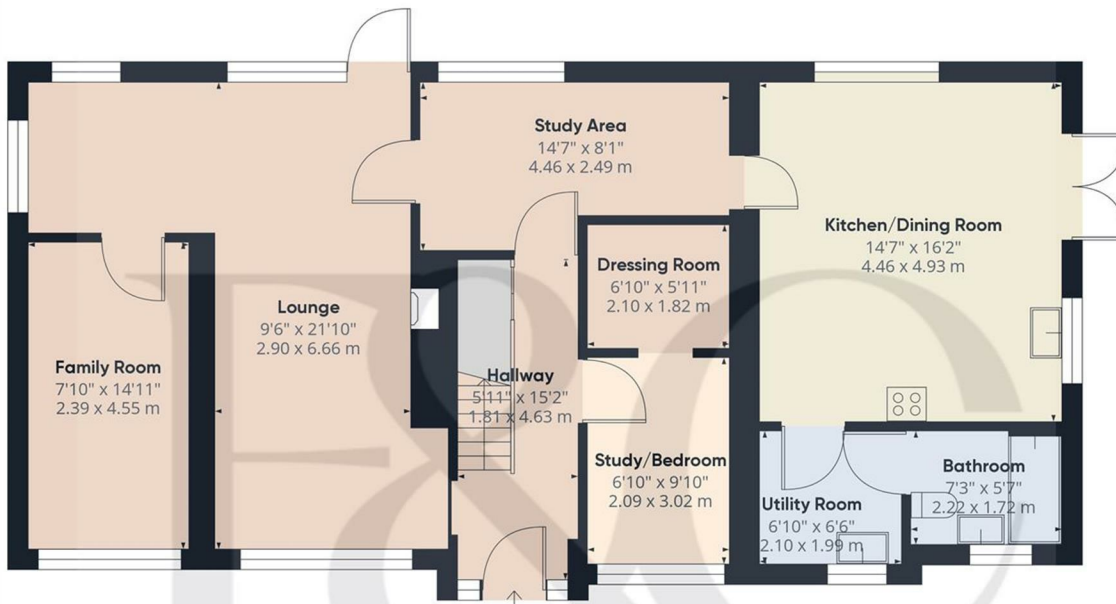
Sheds providing storage (garage space subject to planning permission)

Driveway

A large, block paved driveway provides car standing spaces for approximately five cars.



Council Tax Band E



Approximate total area⁽¹⁾
 1062.04 ft²
 98.67 m²

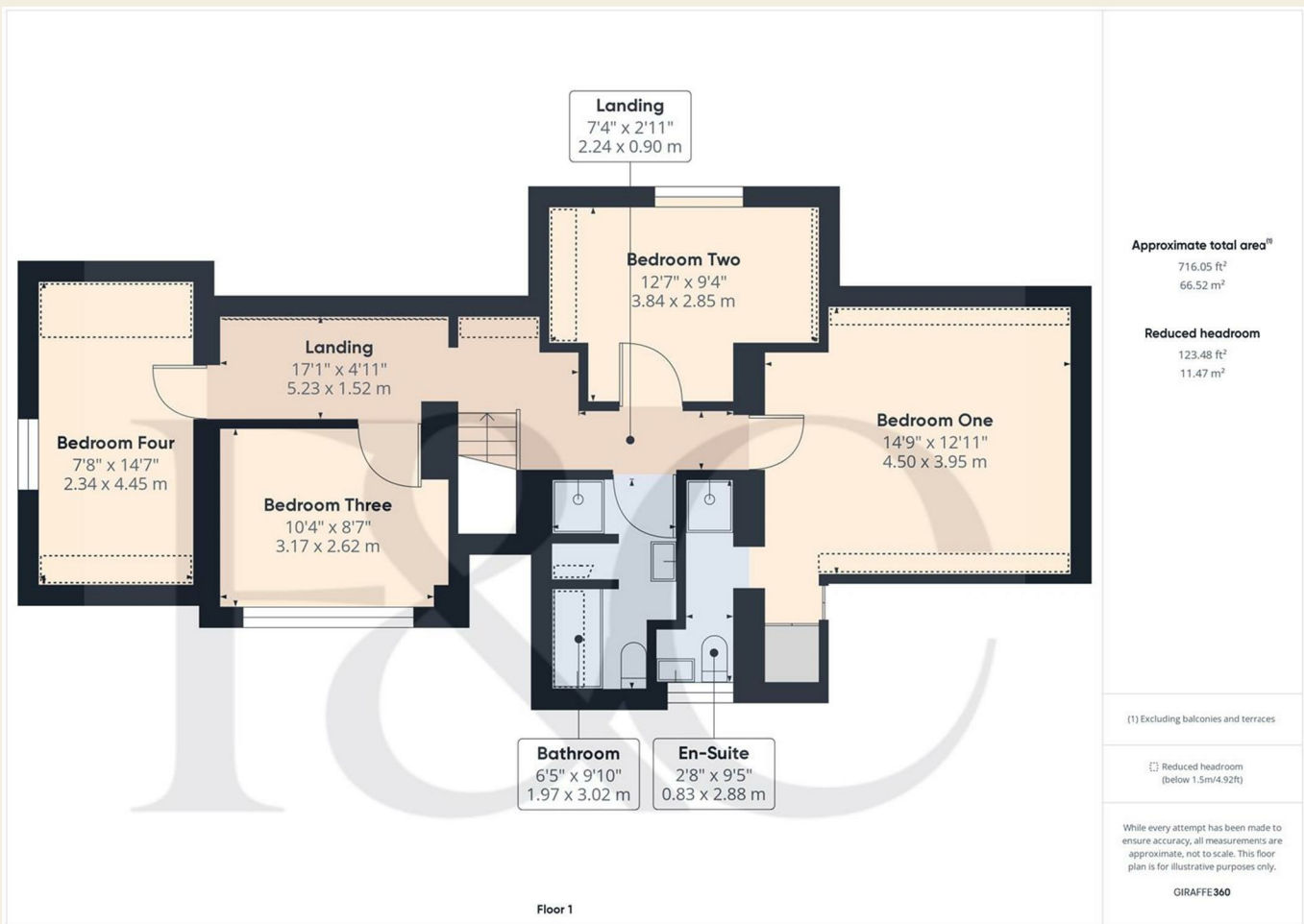
(1) Excluding balconies and terraces

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

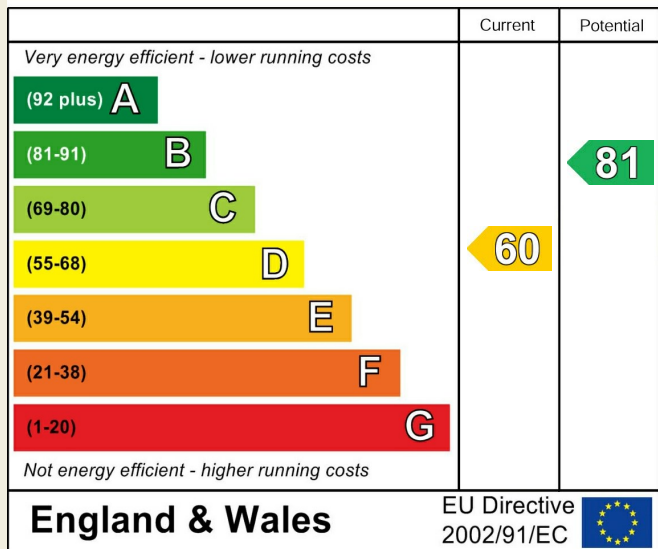
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Floor 0

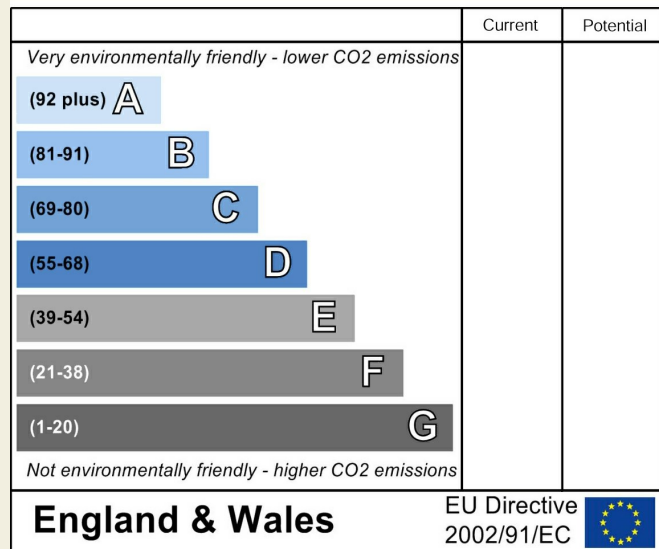
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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