



## 2 Bed Bungalow - Detached

14 Broom Close, Duffield, Belper DE56 4GU

Offers Around £450,000 Freehold



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- Detached Bungalow in Cul-de-Sac Location
- Ecclesbourne School Catchment Area
- Potential to Convert Attic ( subject to planning )
- Lounge with Cast Iron Multi Fuel Stove
- Fabulous Open Plan Dining Kitchen with Integrated Appliances and Bi Fold Doors
- Two Double Bedrooms
- Manageable Gardens
- Large Attic/Storage Space via Staircase From Garage
- Extensive Driveway and Large Garage
- No Chain Involved

Completely re-modelled and extended two double bedroom detached bungalow with large garage occupying a cul-de-sac location within the highly sought after village of Duffield.

The accommodation consists of UPVC double glazing and gas central heating with recessed storm porch and attractive entrance door which provides access to hallway, spacious living room with feature cast iron multi fuel stove, fabulous open plan dining kitchen with solid wooden work tops and integrated appliances as well as bi fold doors to rear patio, two genuine double bedrooms and well appointed shower room.

To the rear of the property is an enclosed lawned garden with feature stone patio area. There is rear access to the tandem garage with a proper staircase leading to a first floor landing area and further access to a large loft space which could be converted to form further accommodation subject to the necessary planning consent.

To the front of the property is a lawned foregarden with adjacent driveway providing ample off road parking and access to a tandem garage via an electric door.

#### 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.

#### Entrance Hall

14'10" x 4'5" (4.53 x 1.35)

With radiator

## Lounge

16'3" x 12'11" (4.96 x 3.94)

With impressive cast iron multi fuel stove, central heating radiator, TV aerial point, UPVC double glazed window to front.



## Living Kitchen/Dining Room

23'6" x 13'3" (7.17 x 4.06)

The centre piece being a beautiful solid oak topped feature island with base cupboard and drawers, wine storage, Neff induction hob with extractor hood over, matching solid oak preparation surfaces with inset stainless steel sink unit, with a range of fitted base cupboards and drawers, integrated fridge, freezer and dishwasher, twin Neff fan assisted self cleaning electric ovens and grills, recessed ceiling spotlighting, TV aerial point, UPVC double glazed window to rear, stylish sealed unit double glazed bi fold doors to patio and garden beyond.



### Double Bedroom One

12'9" x 10'9" (3.91 x 3.30)

With radiator and UPVC double glazed window to rear.



### Double Bedroom Two

12'9" x 11'4" (3.90 x 3.47)

With radiator, TV aerial point and UPVC double glazed window to front.



### Shower Room

7'5" x 5'11" (2.28 x 1.82)

With contemporary style white suite comprising low flush WC, vanity unit with wash hand basin, cupboards beneath, large walk-in shower, integrated shower and contemporary tiled surrounds, stylish floor to ceiling central heating radiator, UPVC double glazed window to rear.



### Useful Attic Room

34'11" x 21'3" (10.65 x 6.49)

With huge potential to convert to additional accommodation subject to the necessary planning permission, wall mounted Worcester gas fired combi boiler.

### Front Garden

To the front of the property set back behind a laurel hedge and wall is a lawned foregarden with a block edged tarmac driveway.



### Rear Garden

To the rear of the property is an Indian stone pathway leading down the side via a gate to the front. There is a manageable lawn garden with outdoor lighting as well as external power supply and cold water hose tap.



### Driveway

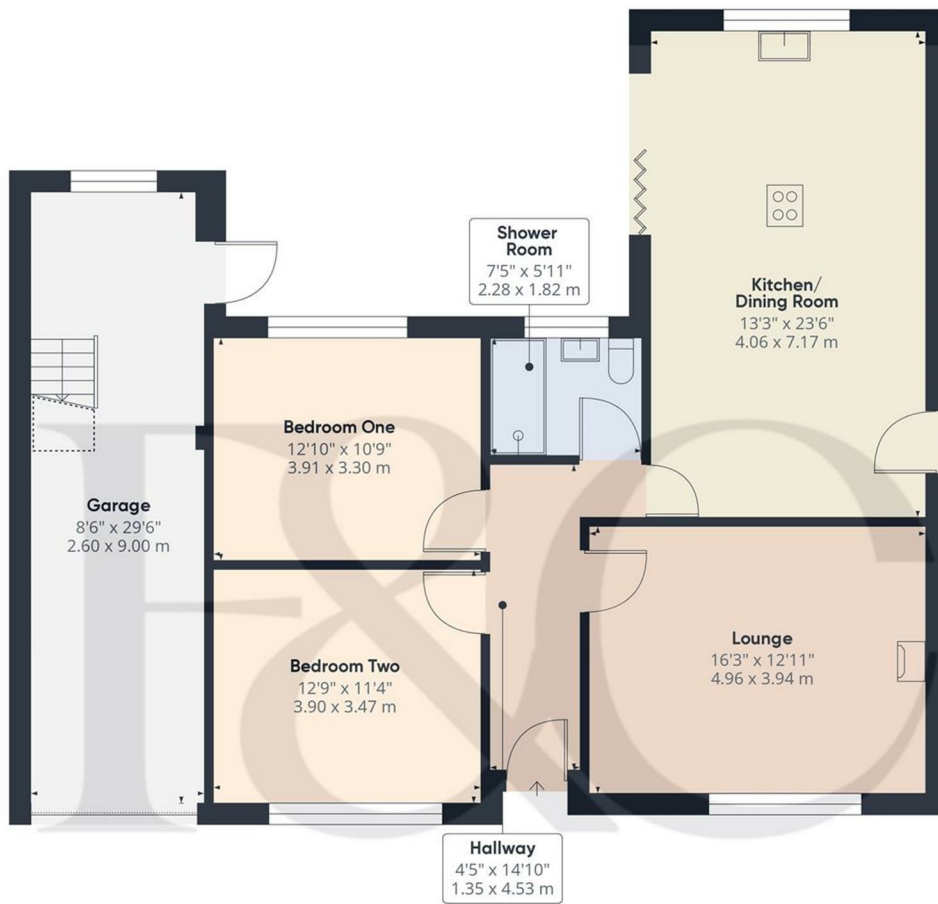
A block edged tarmacadam driveway providing ample off road parking for three vehicles.

### Large Garage

With power and lighting, electric door to front and rear utility area with worktop and appliance spaces suitable for washing machine and tumble dryer, UPVC double glazed window and rear door to garden,

Council Tax - D

Amber Valley



Floor 0

**Approximate total area**

1191.75 ft<sup>2</sup>  
110.72 m<sup>2</sup>

**Reduced headroom**

13.95 ft<sup>2</sup>  
1.3 m<sup>2</sup>

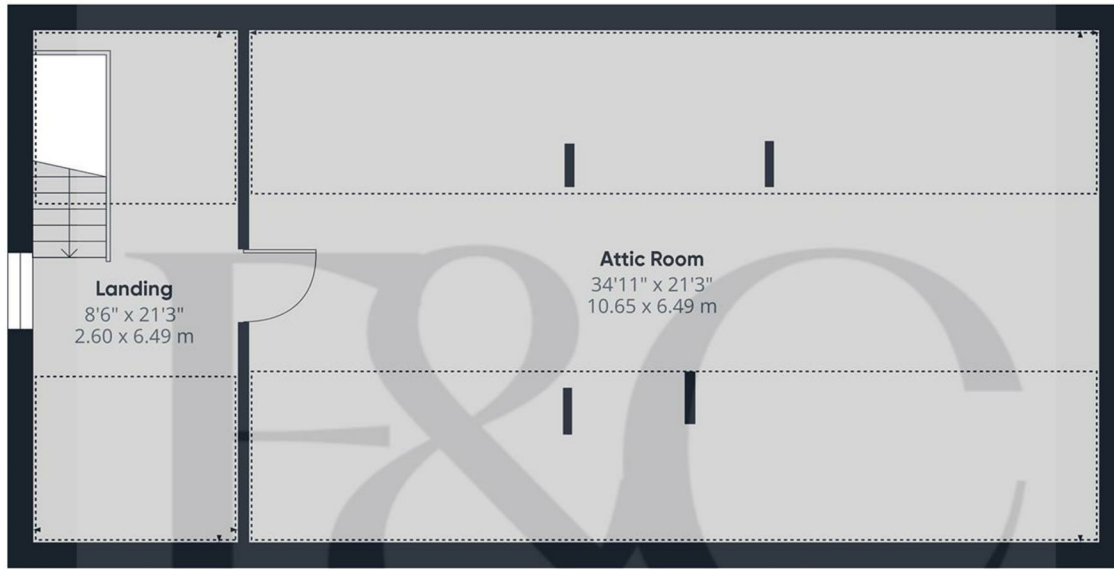
(1) Excluding balconies and terraces

☐ 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**  
 896.27 ft<sup>2</sup>  
 83.27 m<sup>2</sup>

**Reduced headroom**  
 579.02 ft<sup>2</sup>  
 53.79 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
 (below 1.5m/4.92ft)

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Floor 1

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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 CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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