



6 Bed House - Detached

6 Sunlight, Duffield, Belper DE56 4FN

Offers Around £765,000 Freehold



6



2



3



B

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Contemporary Detached Home
- Ecclesbourne School Catchment Area
- Popular Gated Development
- Lounge with Log Burner
- Living Kitchen/Dining Room
- Six Bedrooms & Three Bathrooms
- South Facing Garden
- Dog House/Store
- Large Driveway
- Integral Double Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – Contemporary designed six bedroomed detached home, with part natural Red Wood elevations, providing stylish accommodation on three floors, ideal for modern day living and enjoys a splendid position on this private gated residential cul-de-sac, the property benefits from a village-edge position and enjoys aspects from the upper floors toward Quarndon.

The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, banks, post office, library, historic St Alkmund's Church and a selection of good restaurants. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also 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 famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities.

Accommodation

Ground Floor

Entrance Hall

15'4" x 14'6" x 7'8" x 6'2" (4.69 x 4.42 x 2.34 x 1.90)

With entrance door with side matching double glazed windows both having featured plantation shutter blinds, large inset doormat, wood flooring with underfloor heating, wall lights, under-stairs storage cupboard, large floor-to-ceiling double glazed window with featured plantation shutter blinds, staircase leading to first floor with attractive glass balustrade and integral door giving access to double garage.



Cloakroom

6'1" x 3'2" (1.86 x 0.97)

With low level WC, washbasin, tiled splash-backs, tiled flooring with underfloor heating, spotlights to ceiling, extractor fan and internal door with chrome fittings.

Lounge

23'10" x 13'4" (7.28 x 4.08)

With featured log burning stove and slate hearth, underfloor heating, double glazed windows to front with featured plantation shutter blinds, double glazed French doors opening onto paved patio and rear garden, ceiling speakers and internal door with chrome fittings.



Living Kitchen/Dining Room

23'2" x 18'6" (7.07 x 5.65)



Dining Area

With wood flooring with underfloor heating, spotlights to ceiling, open space leading into kitchen area and double glazed bi-folding doors opening onto paved patio and garden.



Kitchen Area

With one and a half sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching worktops, featured Smeg Range style cooker with extractor hood over, integrated Bosch dishwasher, wood flooring with underfloor heating, concealed worktop lights, open space leading into dining area, spotlights to ceiling and internal door with chrome fittings.



Utility Room

11'4" x 5'11" (3.47 x 1.82)

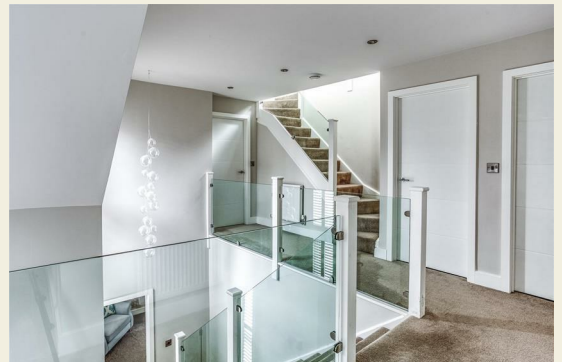
With single stainless steel sink unit with mixer tap, wall and base units with wood worktops, plumbing for automatic washing machine, spotlights to ceiling, tiled flooring with underfloor heating and internal door with chrome fittings.



First Floor

Featured Landing

With matching glass balustrade, three radiators, spotlights to ceiling, smoke alarm, double glazed Velux window with views towards Eaton Bank and staircase leading to second floor.



Bedroom Two

12'2" x 11'9" (3.72 x 3.60)

With radiator, spotlights to ceiling, ceiling speakers, built-in cupboard housing the hot water cylinder, double glazed window to rear and internal door with chrome fittings.



Dressing Room

8'7" into wardrobes x 4'5" (2.62 into wardrobes x 1.36)

With fitted double wardrobe with sliding doors, spotlights to ceiling, radiator and internal door with chrome fittings.

En-Suite Bathroom

10'7" x 5'7" (3.23 x 1.72)

With bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, separate corner shower cubicle with chrome fittings including shower, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, wall mounted illuminated mirror, spotlights to ceiling, extractor fan, double glazed window with featured plantation shutter blinds and internal door with chrome fittings.



Bedroom Three

17'2" x 12'8" (5.25 x 3.88)

With two radiators, spotlights to ceiling, side double glazed window, additional double glazed window with views towards Eaton Bank with featured plantation shutter blinds and internal door with chrome fittings.



Bedroom Four

13'1" x 9'9" (3.99 x 2.98)

With radiator, spotlights to ceiling, double glazed window and internal door with chrome fittings.

Bedroom Five

10'2" x 9'9" (3.10 x 2.99)

With under-stairs storage cupboard, radiator, spotlights to ceiling, double glazed window and internal door with chrome fittings.

Family Bathroom

9'10" x 6'5" (3.02 x 1.96)

With bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, separate corner shower cubicle with chrome fittings including shower, tiled splash-backs, tiled flooring with underfloor heating, heated chrome towel rail/radiator, wall mounted illuminated mirror, spotlights to ceiling, extractor fan, double glazed window and internal door with chrome fittings.



Second Floor

Landing

With radiator, two double glazed Velux windows with fitted blinds and views towards Quarndon.

Bedroom One

16'1" x 13'4" (4.92 x 4.08)

With spotlights to ceiling, ceiling speakers, radiator, two double glazed Velux windows both having fitted blinds with views towards Quarndon and internal door with chrome fittings.



En-Suite

9'6" x 5'2" (2.90 x 1.59)

With walk-in double shower enclosure with chrome fittings including shower, fitted washbasin with chrome fittings, low level WC, tiled splash-backs with tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, illuminated wall mounted mirror, double glazed Velux window with fitted blind and internal door with chrome fittings.



Dressing Room/Bedroom Six

16'2" x 8'7" (4.95 x 2.62)

With radiator, spotlights to ceiling, access to roof space, two double glazed windows both having fitted blinds with views towards Quarndon and internal door with chrome fittings.

Garden

To the rear of the property is a private, south-facing manageable enclosed rear garden with artificial grass, sun patio with pergola, (hot tub negotiable on sale) and side access gate. The garden is fully enclosed by fencing.



Dog House/Store

8'5" x 4'5" (2.57 x 1.35)

With power and lighting, dog bath with hot and cold tap, extractor fan, double glazed window and double glazed door.

Large Driveway

A large driveway provides car standing spaces for approximately four cars.

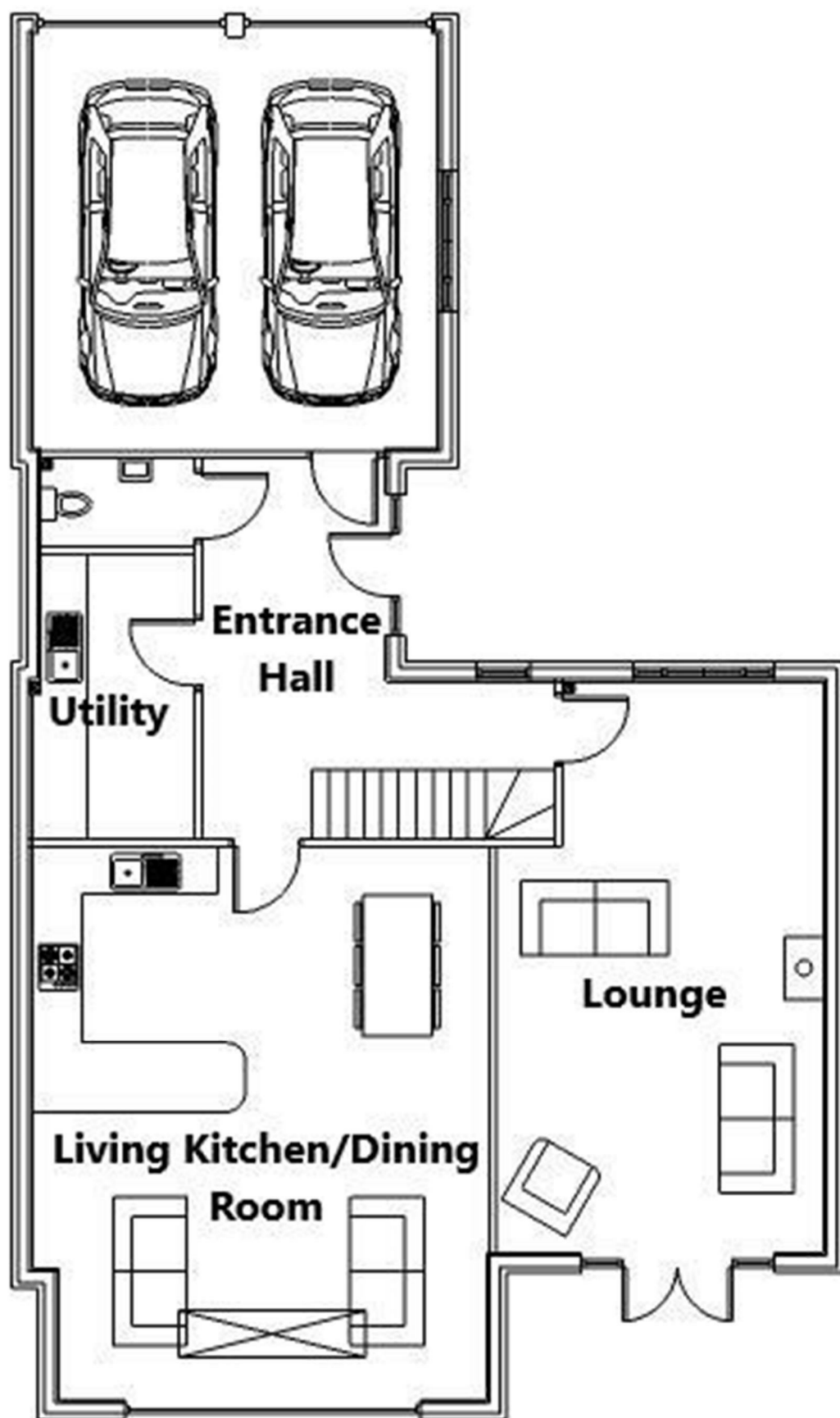
Integral Double Garage

17'3" x 16'8" (5.28 x 5.10)

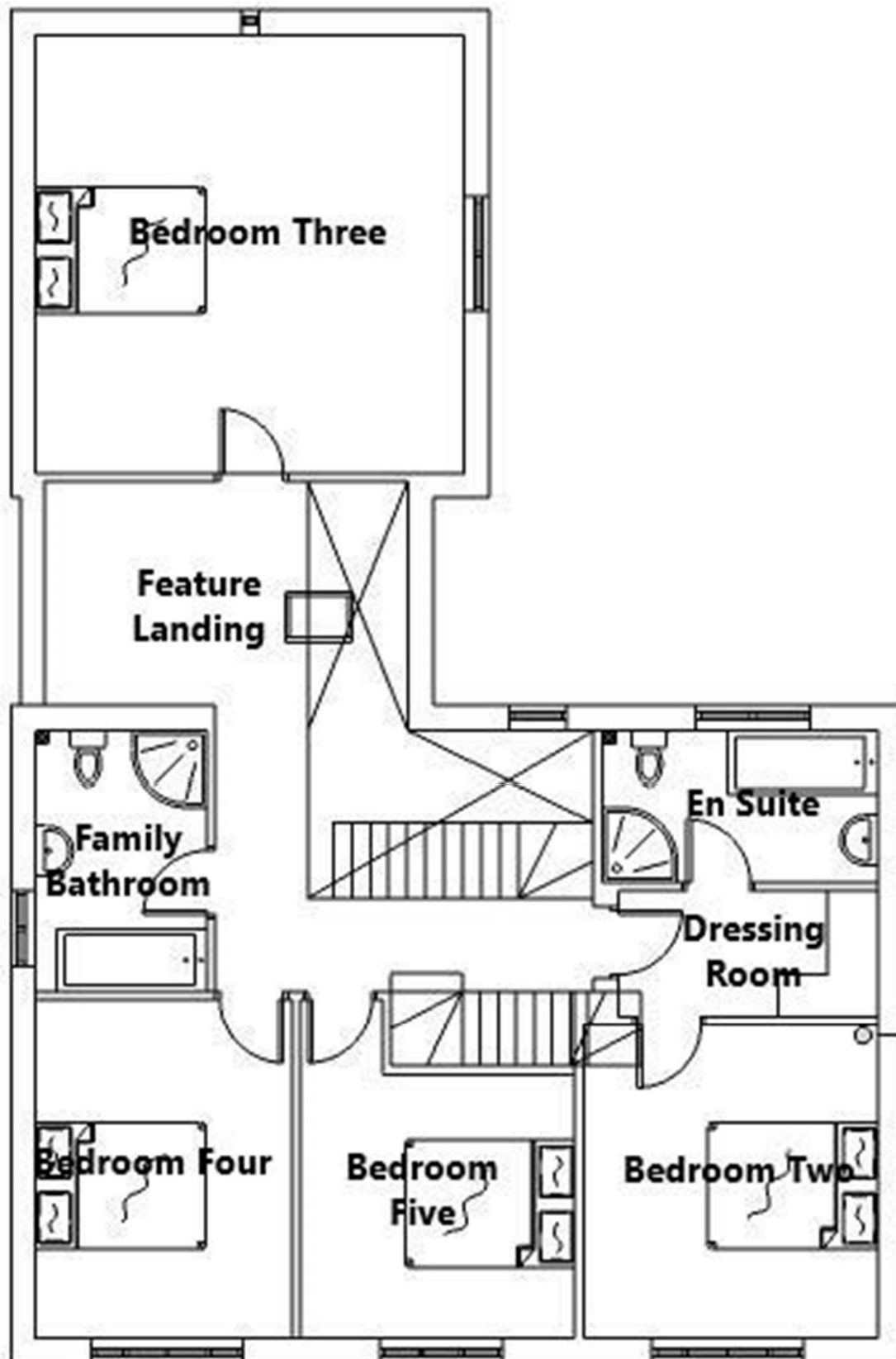
With wood flooring, insulated walls, boiler, double glazed window with featured plantation shutter blind, two matching double opening front doors, high ceiling, cold water tap and integral door giving access to property.



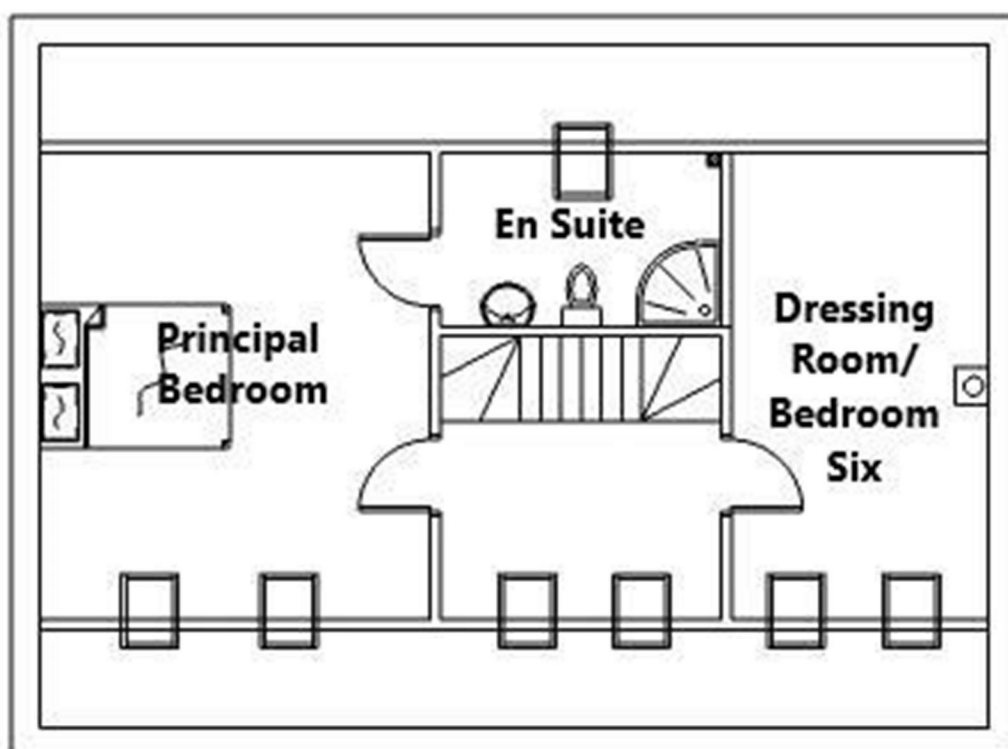
Council Tax Band G - Amber Valley



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.




These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



SECOND FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	