



## 4 Bed House - Detached

3 Fairlawns, Duffield, Belper DE56 4GB

£2,395 Per Calendar Month



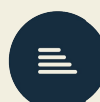
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- Gardener Included
- Ecclesbourne School Catchment Area
- Driveway and Integral Double Garage
- Spacious Lounge and Dining Room
- Fitted Breakfast Kitchen, Utility/Cloakroom
- Four Double Bedrooms
- En-suite Bathroom and Family Bathroom
- Delightful Private Gardens
- Available end of July 2024
- Fine Detached Property

ECCLESBOURNE SCHOOL CATCHMENT AREA – A four bedroom detached property with double garage and delightful garden located in this sought after cul-de-sac off Broadway and close to open countryside.

The property stands well back from Broadway behind a grass verge in this attractive tree-lined position on the edge off Duffield.

Fairlawns is well positioned just a short walk away from the noted Ecclesbourne School catchment and is also positioned within easy access of Duffield's excellent range of shops and amenities.

The gas central heating and double glazing living accommodation brief comprises: entrance hall, cloakroom, lounge, dining room, breakfast kitchen and utility room. The first floor landing leads to the master bedroom with en-suite bathroom, three further bedrooms and a family bathroom.

A driveway provides car standing spaces for several cars and leads to double integral garage with electric doors.

The property benefits from a large private rear garden which is laid to lawn with patios, shrubs, flower beds and trees. A gardener is included with this let.

## Ground Floor

### Recessed Storm Canopy

With brick pillar, outside light and double glazed entrance door opening into entrance hall.

### Entrance Hall

12'9" x 6'4" (3.90 x 1.95)

With radiator, coving to ceiling, under-stairs storage cupboard, staircase leading to the first floor and additional built-in cupboard providing storage for coats and shoes.



### Cloakroom

6'0" x 3'0" (1.83 x 0.92)

In white with WC, fitted wash basin with chrome fittings and storage cupboard beneath, tiled splash-back, tiled flooring, fitted mirror, spotlights to ceiling, heated towel rail, double glazed obscure window and internal panelled door.



## Lounge

25'6" into bay x 13'1" x 11'10" (7.78 into bay x 4.00 x 3.62)

With two radiators, double glazed bay window with aspect to front, double glazed doors opening onto paved patio and pleasant rear garden and double opening panelled doors giving access to a further reception room.



## Bedroom/Reception Room

11'6" x 11'2" (3.51 x 3.42)

With radiator, coving to ceiling, double glazed window overlooking pleasant rear garden and internal panelled door.



### Fitted Breakfast Kitchen

16'0" x 14'6" x 8'4" x 6'11" (4.89 x 4.43 x 2.56 x 2.11)

With 1½ bowl stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with attractive matching worktops, built-in stainless steel four ring gas hob with stainless steel extractor hood over, built-in stainless steel electric fan assisted oven, built-in stainless steel microwave, integrated fridge/freezer, integrated dishwasher, tiled flooring, radiator, spotlights to ceiling, two double glazed windows overlooking pleasant rear garden, concealed British Gas 330 boiler, concealed worktop lights and internal panelled door.



### Utility Room

8'3" x 7'8" (2.53 x 2.35)

With single sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, plumbing for automatic washing machine, space for tumble dryer, matching tiled flooring, radiator, integral door giving access to double garage, double glazed window to side, double glazed side access door and internal door giving access to the breakfast kitchen.



### First Floor Landing

With access to roof space with loft ladder and boards providing storage and a built-in airing cupboard housing the hot water cylinder.

### Master Double Bedroom

14'6" x 13'1" (4.42 x 4.01)

With a good range of fitted bedroom furniture including fitted wardrobes with matching bedside cabinets and dressing table, radiator, coving to ceiling, double glazed window with aspect to front and internal panelled door.



### En-suite Bathroom

7'3" x 5'4" (2.21 x 1.63)

In white with bath with shower over and shower screen door, fitted wash basin with storage cupboard beneath, low level WC, fully tiled walls with matching tiled flooring, spotlights to ceiling, fitted mirror, radiator, double glazed obscure window and internal panelled door.



### Bedroom Two

14'4" x 12'11" x 11'9" (4.37 x 3.96 x 3.60)

With two fitted double wardrobes and two fitted dressing tables with base cupboards, coving to ceiling, radiator, additional built-in storage cupboard, double glazed window with aspect to front, radiator and internal panelled door.





### Bedroom Three

10'7" x 9'3" (3.25 x 2.83)

With built-in wardrobe, radiator, double glazed window overlooking rear garden and internal panelled door.



### Bedroom Four

9'10" x 9'2" (3.00 x 2.80)

With fitted wardrobes with cupboards above incorporating dressing table with base cupboards and additional shelving, radiator, double glazed window overlooking rear garden and internal panelled door.



### Family Bathroom

8'4" x 4'10" (2.56 x 1.49)

With walk-in shower enclosure with shower, fitted wash basin with fitted storage cupboard beneath, low level WC, attractive fully tiled walls with matching tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, fitted mirror, double glazed obscure window and internal panelled door.



### Front Garden

The front garden is laid to lawn with attractive tree.

### Private Rear Garden

Being of a major asset of sale to this particular property is its very pleasant good sized private enclosed rear garden, again enjoying wide shaped lawns, paved patio accessed from the double glazed patio doors in the lounge and an additional patio providing a pleasant sitting out and entertaining space together with a varied selection of shrubs, flowers and trees complementing the garden.



### Driveway

A double width tarmac driveway provides car standing spaces for approximately four cars.

### Integral Double Garage

16'11" x 16'7" (5.16 x 5.06)

With concrete flooring, power, lighting, twin electric front doors, electrical car charging point and door giving access to the property itself.







Floor 0

Approximate total area<sup>(1)</sup>  
 1786.92 ft<sup>2</sup>  
 166.01 m<sup>2</sup>



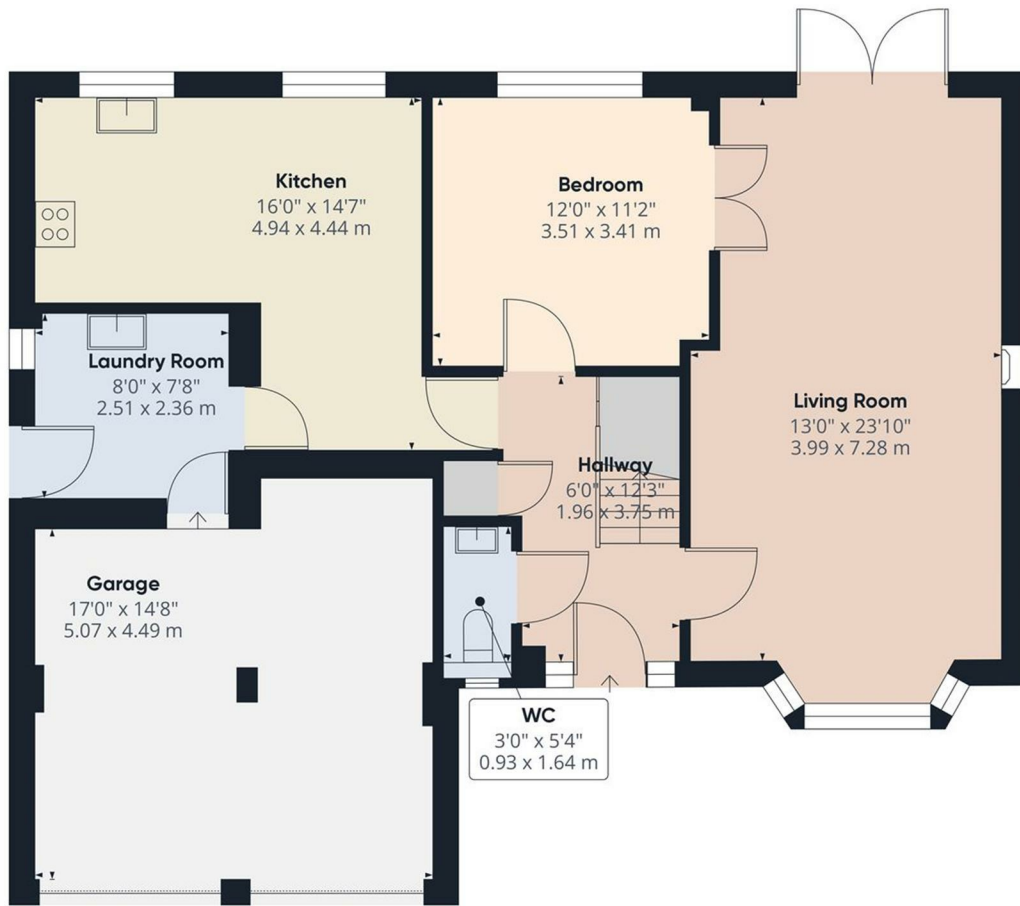
Floor 1

(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

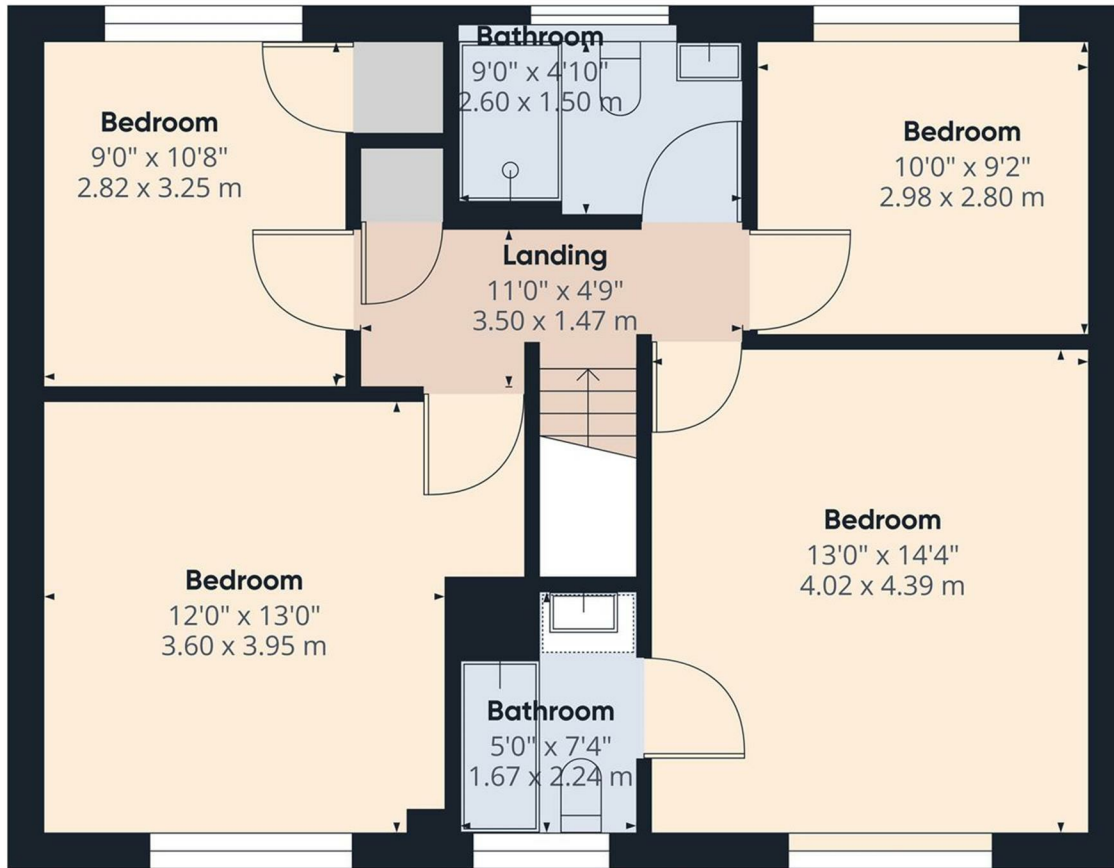
**Approximate total area<sup>(1)</sup>**  
1089.52 ft<sup>2</sup>  
101.22 m<sup>2</sup>

(1) Excluding balconies and terraces

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Approximate total area<sup>1</sup>  
697.39 ft<sup>2</sup>  
64.79 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

### 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>72</b>	<b>83</b>
<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>67</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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