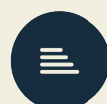




## 7 Bed House

Ellesmere, 3 Castle Hill, Duffield, Belper DE56 4EA  
Offers Over £1,000,000 Freehold



**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Beautiful Light and Spacious Characterful Family Home - 3, 095 sq. ft
- Ecclesbourne School Catchment Area
- Far-Reaching Views
- Sitting Room & Family Room
- Stunning Living Kitchen/Dining Room
- Six Double Bedrooms ( Bedroom 7/Study )
- Three Bathrooms & Dressing Room
- Landscaped Front and Rear Gardens
- Driveway & Garage Space
- No Chain Involved - Viewing Essential - Feels Like A Brand New House !

ECCLESBOURNE SCHOOL CATCHMENT AREA - BEAUTIFUL VICTORIAN HOME WITH A MODERN DAY TWIST - A stunning six/seven bedroom family home set in private gardens enjoying a superb elevated position with views over the Derwent Valley located close to Chevin Golf Club and Duffield Village.

This very impressive home has undergone a fully comprehensive scheme of development and refurbishment to a high standard and now feels like a brand new property.

Offered for sale with no chain involved, ready to move straight in.

#### The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket and 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.

#### Accommodation

## Ground Floor



### Porch

With half glazed doors with stained glass window over, period sash style window, quarry tiled floor, radiator, deep skirting boards and architraves, high ceiling and internal half glazed doors opening into entrance hall.



### Entrance Hall

19'0" x 7'9" (5.81 x 2.38)

With deep skirting boards and architraves, high ceiling, radiator, split-level staircase leading to first floor with attractive balustrade and under-stairs storage cupboard.



### Boiler Room

7'10" x 3'9" (2.40 x 1.16)

Housing the high-efficiency hot water cylinders, power, lighting and electric consumer unit.

### Sitting Room

17'3" x 14'0" (5.27 x 4.27)

With character fireplace with open grate fire and raised hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, radiator, two additional column style radiators, beautiful far-reaching views, four sash period style windows and internal panelled door.



### Family Room

13'9" x 13'4" (4.21 x 4.08)

With chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling, two radiators, pleasant far-reaching views, three period style sash windows and internal panelled door.



### Living Kitchen/Dining Room

27'7" x 13'11" (8.42 x 4.26)



### Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching Quartz worktops, induction hob with stainless steel extractor hood over, built-in Neff double electric fan assisted oven, concealed recycling bins, integrated Neff dishwasher, plumbing for large American style fridge/freezer, continuation of the Quartz worktops forming a useful breakfast bar area, concealed worktop lights, deep skirting boards and architraves, high ceiling, spotlights to ceiling, two period style sash windows overlooking rear garden, panelled door giving access to utility room and wide square open archway leading into dining area.



### Dining Area

With deep skirting boards and architraves, high ceiling, radiator, two period style sash windows overlooking rear garden, open space leading into kitchen area and internal panelled door.



### Utility Room

13'1" x 7'10" (4.01 x 2.40)

With single sink with mixer tap, fitted cupboards providing storage with matching Quartz worktops, concealed Worcester boiler, plumbing for automatic washing machine, space for tumble dryer, radiator, high ceiling, spotlights to ceiling, two double glazed windows and panelled door giving access to sun patio/terrace and rear garden.



### Cloakroom

7'9" x 5'4" (2.38 x 1.65)

With low level WC, pedestal wash handbasin, radiator, extractor fan, high ceilings, double glazed obscure window and internal panelled door.

### First Floor

#### Landing

With deep skirting boards and architraves, high ceiling, radiator and continuation of the attractive split-level staircase leading to second floor.



#### Double Bedroom Three

13'11" x 13'5" (4.25 x 4.09)

With chimney breast, deep skirting boards and architraves, high ceiling, radiator, two period style sash windows and internal panelled door.



### Double Bedroom Four

14'0" x 12'5" (4.27 x 3.81)

With chimney breast, deep skirting and architraves, high ceiling, radiator, three period style sash windows and internal panelled door.



### En-Suite

8'4" x 4'6" (2.55 x 1.39)

With double shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splash-backs, heated chrome towel rail/radiator, extractor fan, high ceiling, spotlights to ceiling, wall mounted illuminated mirror and internal panelled door.



### Double Bedroom Five

14'0" x 13'9" (4.28 x 4.21)

With chimney breast, deep skirting boards and architraves, high ceiling, two period style sash windows, radiator and internal panelled door.



### Double Bedroom Six

13'9" x 13'5" (4.21 x 4.09)

With deep skirting boards and architraves, high ceiling, radiator, two period style sash windows, chimney breast and internal panelled door.



## Family Bathroom

9'2" x 7'1" (2.80 x 2.18)

With bath with chrome shower over with shower screen door, twin washbasins both having chrome fittings with fitted base cupboards underneath, low level WC, attractive tiled splashbacks, high ceiling, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, wall mounted illuminated mirror, two period style leaded sash obscure windows to side and internal panelled door.

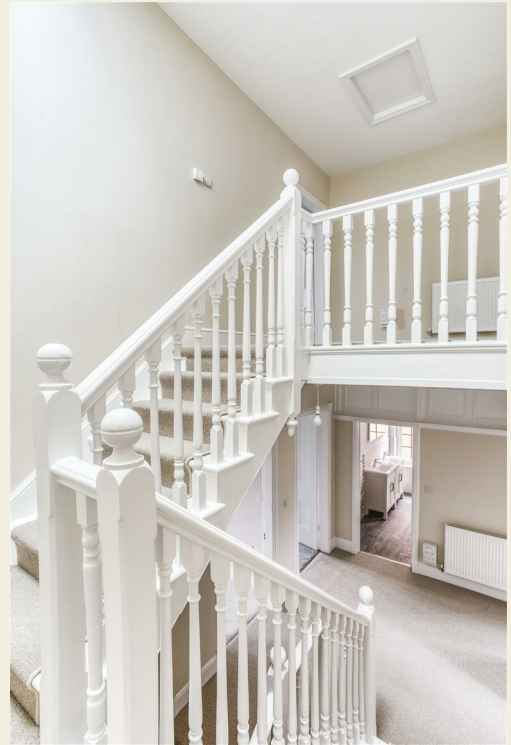


## Second Floor



## Landing

With large double glazed Velux window, deep skirting boards and architraves, high ceiling, radiator and access to roof space.



## Double Bedroom One

17'5" x 14'0" (5.31 x 4.28)

With chimney breast, radiator, two double glazed sash style windows, beautiful views, open square archway leading to dressing room and internal panelled door.



## Dressing Room

12'2" x 10'4" (3.73 x 3.17)

With character ceiling, spotlights to ceiling, storage into eaves, radiator and three double glazed sash style windows.



## En-Suite

9'4" x 7'11" (2.85 x 2.42)

With double corner shower cubicle with chrome fittings including shower, twin washbasins both having fitted storage cupboards underneath, low level WC, tiled splash-backs, wall mounted illuminated mirror, extractor fan, high ceiling, spotlights to ceiling, heated chrome towel rail/radiator, double glazed sash style obscure window and internal panelled door.



## Double Bedroom Two

13'11" x 12'11" (4.25 x 3.96)

With chimney breast, deep skirting boards and architraves, high ceiling, radiator, sash period style window and internal panelled door.



### Study/Bedroom Seven

12'7" x 9'10" (3.85 x 3.00)

With storage into eaves, radiator, character ceiling, spotlights to ceiling, three period style sash windows and internal panelled door.



### Front Garden

To the front of the property is a lawned garden with gravel pathway, a varied selection of shrubs, plants and stone steps gives access to a very convenient access point along the A6. Timber shed.



## Rear Garden

To the rear of the property is a landscaped, warm westerly-facing garden with large Indian stone patio/terrace area, lawned garden, black painted wrought iron railings and steps with pathway leading to the driveway.



## Outside Store

8'6" x 5'11" (2.60 x 1.81)

Providing storage.

## Store

5'6" x 4'10" (1.69 x 1.48)

## Driveway

A tarmac driveway provides car standing spaces for three/four vehicles.

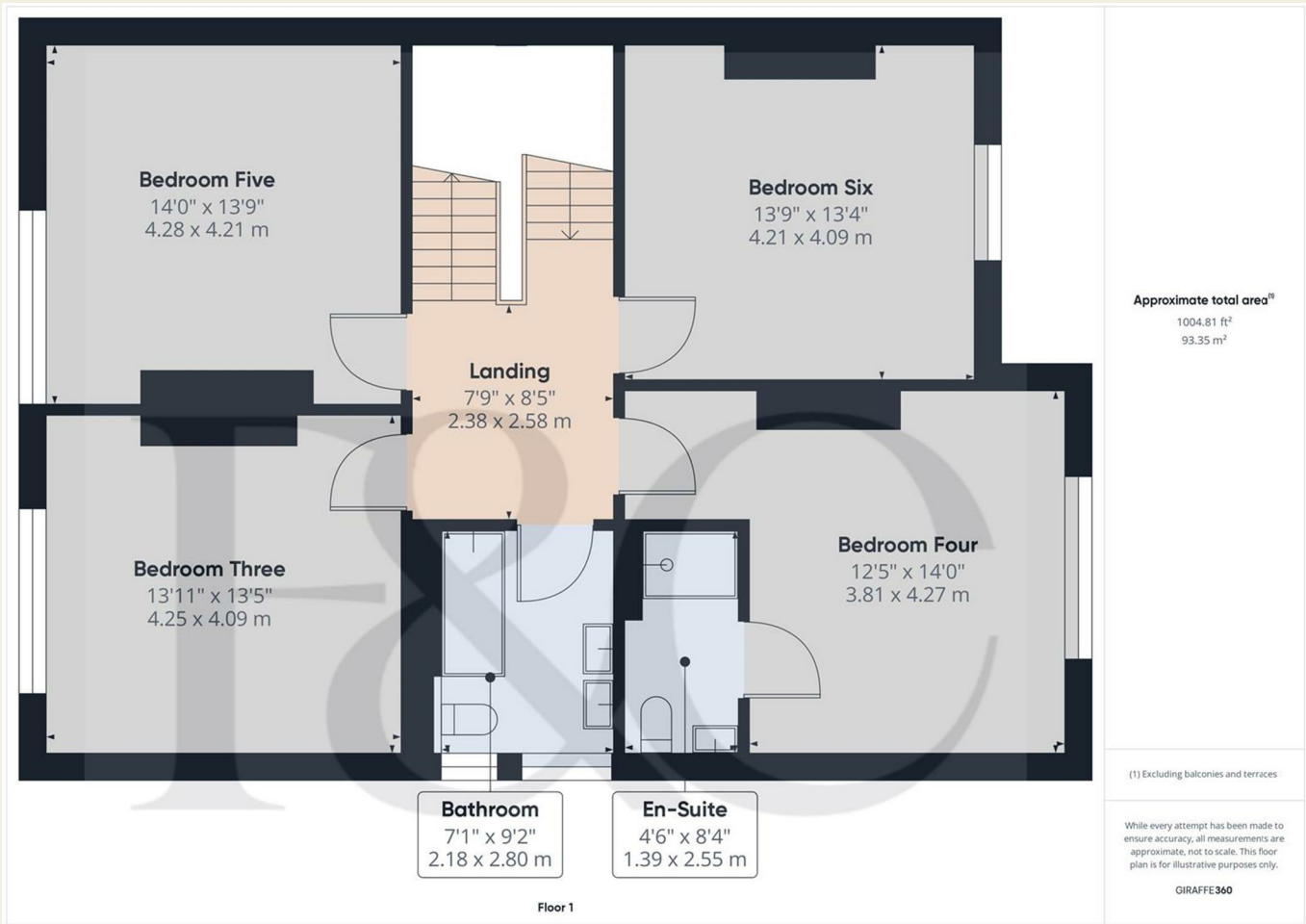


Garage Space  
Subject to Planning Permission

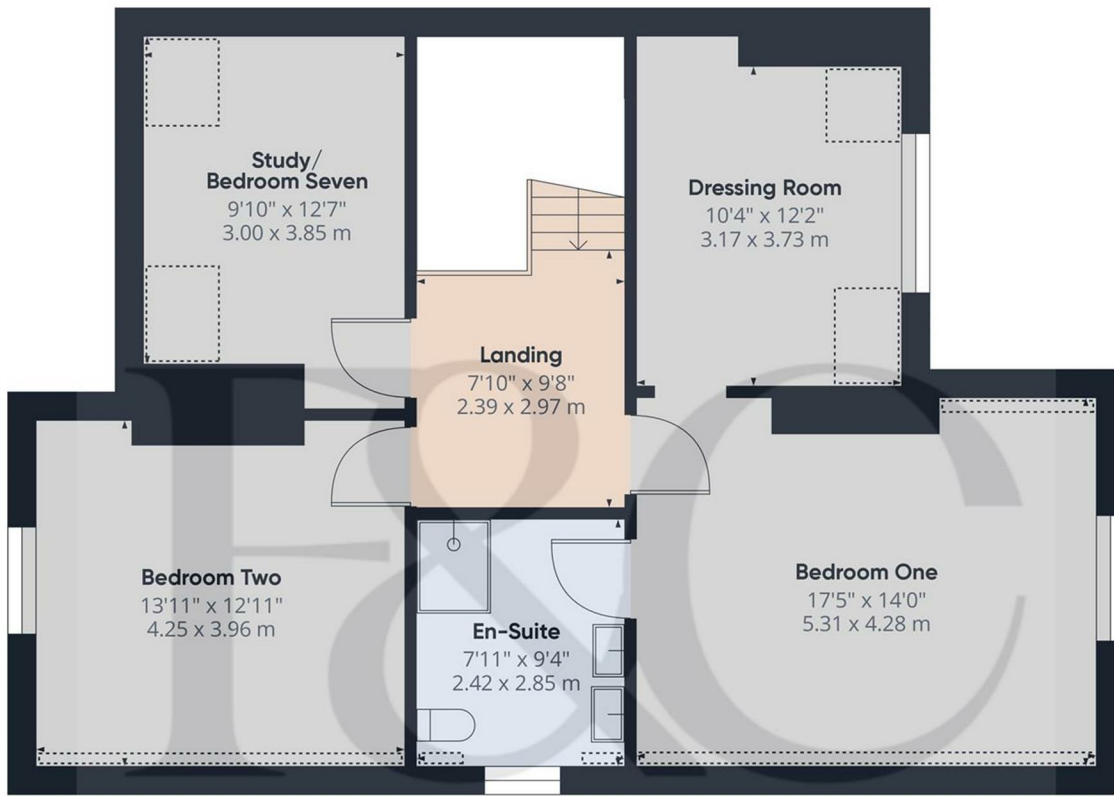
Council Tax Band - G  
Amber Valley



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Floor 2

**Approximate total area<sup>(1)</sup>**  
 831.05 ft<sup>2</sup>  
 77.21 m<sup>2</sup>

**Reduced headroom**  
 54.34 ft<sup>2</sup>  
 5.05 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
 (below 1.5m/4.92ft)

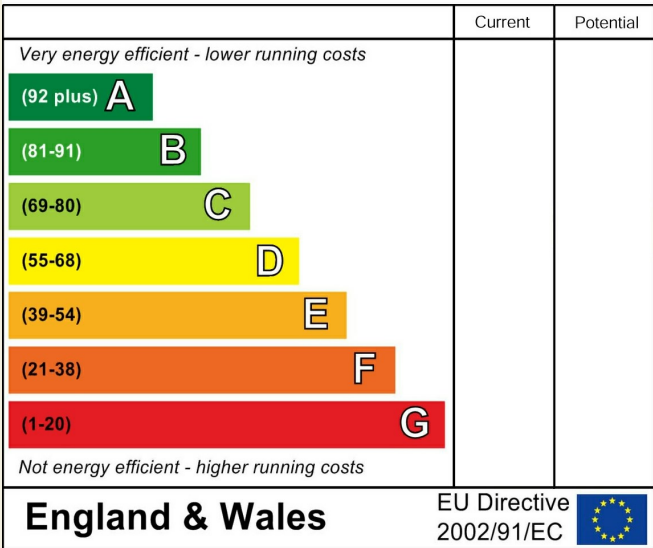
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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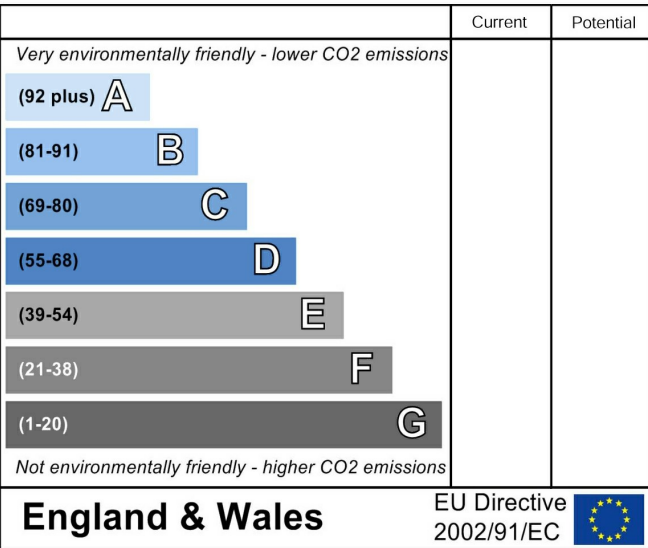
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### Energy Efficiency Rating



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



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