



6 Bed House - Detached

The Goose House 7 The Pastures, Duffield, Belper DE56 4EX

Price £1,350,000 Freehold



6



3



3



C

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Detached Residence
- Prime Position - A Short Walk to Duffield Village
- Ecclesbourne School Catchment Area
- Superb Living Kitchen Dining
- Laundry/Utility Room & Cloakroom
- Six Bedrooms
- Three Bathrooms
- Private Sunny Gardens
- Impressive Three Car Garage
- off Hazelwood Road

ECCLESBOURNE SCHOOL CATCHMENT AREA - A most distinctive and highly appealing detached residence set in private gardens occupying an exclusive location off Hazelwood Road, enjoying south westerly views to the rear over the rolling countryside of the Ecclesbourne valley.

The Location

The Pastures is recognised as being one of the finest Avenues in the Derby area, situated off Hazelwood Road, within the very sought after village of Duffield, which provides excellent local facilities including a varied range of shops, train station, regular bus services and schools (The Meadows & Williams Gilbert Primary Schools and the noted Ecclesbourne School). Local recreational facilities within the village include squash, tennis, cricket, football, rugby and the noted Chevin Golf course.

Private education includes Foremark and Smallwood Manor Prep Schools, Repton School, Abbotsholme, Denstone, Derby High School, Derby Grammar School for Boys and Trent College.

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

Recess Storm Porch

Two matching solid oak pillars with brick base.

Entrance Porch

11'5" x 5'6" (3.48m x 1.68m)

Karndean style flooring, high ceiling with spotlights, smoke alarm, burglar alarm control panel, three double glazed windows, composite door with chrome fittings and inset window, radiator and telephone point.

Hallway

20'6" x 10'2" x 7'5" x 5'10" (6.25m x 3.10m x 2.26m x 1.78m)

Radiator, high ceiling with spotlights, telephone point and smoke alarm.

Cloakroom

9'9" x 2'8" (2.97m x 0.81m)

Low level w.c., wash basin, tiled splash backs, Karndean flooring, high ceiling with spotlights, radiator, extractor fan, double glazed obscure window and internal door with chrome fittings.

Lounge

20'3" x 13'6" (6.17m x 4.11m)

Fireplace with log burner, high ceiling, two radiators, internal door with chrome fittings, three double glazed windows with pleasant views over the formal gardens and far reaching views across the valley.



Study

17'9" x 10'6" (5.41m x 3.20m)

High ceiling with spotlights, radiator, telephone point, double glazed window and internal door with chrome fittings.



Living Kitchen Dining

28'0" x 26'0" (8.53m x 7.92m)



Dining/Family Area

high ceiling with spotlights, two radiators, double glazed bi-folding doors opening onto the patio.

Kitchen Area

Inset sink unit with mixer tap, base/drawer units with Quartz worktops over, wall cupboards, built-in Neff four ring induction hob with extractor hood over, electric fan assisted oven and combination microwave oven with warming drawer beneath, further integrated Neff appliances including a large fridge and freezer, pull-out larder cupboard, integrated Bosch dishwasher, two concealed recycling bins, high ceiling with spotlights, central island with matching worktops and built-in wine rack, two double glazed windows, continuation of the worktops to form two window sills and internal door with chrome fittings.



Laundry/Utility Room

17'9" x 5'8" (5.41m x 1.73m)

Sink unit with mixer tap, wall and base cupboards with matching worktops, plumbing for washing machine, space for dryer, useful double storage cupboards with sliding doors, high ceiling with spotlights, extractor fan, double glazed window, wall mounted Worcester 30cdi Classic Regular boiler, hot water cylinder, composite door with inset window giving access to the gardens and internal door with chrome fittings.

Inner Hallway

17'2" x 10'7" x 7'7" x 5'5" (5.23m x 3.23m x 2.31m x 1.65m)

Karndean style flooring, radiator, high ceiling with spotlights, smoke alarm, two double glazed Velux-style windows, double glazed window, composite door with inset window to the garden, staircase leading to two bedrooms and bathroom and internal door with chrome fittings opening into the triple garage.

Landing

approx 15'8" x 10'6" (approx 4.78m x 3.20m)

Spotlights to ceiling, smoke alarm, radiator, double glazed window, two built-in double storage cupboards and telephone point.

Bedroom One

18'5" x 13'2" (5.61m x 4.01m)

Character high ceiling, two radiators, two double glazed windows, telephone point and internal door with chrome fittings.



Walk-in Wardrobes/Dressing Room

9'7" x 7'8" (2.92m x 2.34m)

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

En-Suite Bathroom

13'4" x 7'8" (4.06m x 2.34m)

With Bath and walk-in shower enclosure, twin raised wash basins, low level w.c., high ceiling with spotlights, extractor fan,, radiator, heated towel rail/radiator, double glazed obscure window and internal door with chrome fittings.



Bedroom Two

14'8" x 11'7" (4.47m x 3.53m)

High ceiling, radiator, double glazed window and internal door with chrome fittings.



Bedroom Three

15'7" into recess x 12'7" x 12'2" (4.75m into recess x 3.84m x 3.71m)

High ceiling, radiator, double glazed window and internal door with chrome fittings.



Bedroom Four

11'8" x 10'5" (3.56m x 3.18m)

High ceiling, radiator, two double glazed windows and internal door with chrome fittings.



Family Bathroom

12'5" x 7'10" (3.78m x 2.39m)

Bath with chrome fittings, wash basin with cupboard beneath, low level w.c., corner shower cubicle, high ceiling with spotlights, radiator, heated towel rail, useful built-in storage cupboard, double glazed window, extractor fan and internal door with chrome fittings.



Useful Additional W.C

4'8" x 3'2" (1.42m x 0.97m)

Low level w.c., wash basin with cupboard beneath, Karndean flooring, radiator, extractor fan, double glazed obscure window and internal door with chrome fittings.

A Second Staircase

A second staircase rises from the Reception Hall providing access to a further two bedrooms and bathroom (above the triple garage/potential annexe accommodation)

Landing

23'3" x 5'8" x 3'8" (7.09m x 1.73m x 1.12m)

Radiator, high ceiling with spotlights, smoke alarm, two built-in storage cupboards and double glazed Velux window.

Bedroom Five

16'2" x 10'7" (4.93m x 3.23m)

Character ceiling, radiator, two double glazed Velux windows and internal door with chrome fittings.



Bedroom Six

14'2" x 11'9" (4.32m x 3.58m)

Character ceiling, radiator, access to roof space, double glazed window and internal door with chrome fittings.



Family Bathroom

10'4" x 8'8" (3.15m x 2.64m)

Bath with mixer tap and shower attachment, wash basin with storage cupboard beneath, low level w.c., double shower cubicle including two chrome showers, radiator, high ceiling with spotlights, extractor fan, heated towel rail, double glazed Velux window and internal door with chrome fittings.



Gated Entrance

The property occupies a private position and is approached by secure wrought iron electric gates and a personal side access gate. A sweeping driveway leads to the property and provides car standing space for several cars and continues on to the:

Impressive Triple Garage

34'2" x 23'3" (10.41m x 7.09m)

Concrete flooring, power, lighting, integral door to the property, three matching remote controlled doors, second condensing boiler with hot water cylinder and alarm.



Private Gardens

The gardens offer a high degree of privacy and a warm south westerly aspect and enjoys shaped lawns, well stocked flowerbeds, shrubs, rockery, large patio, which provides a pleasant sitting out and entertaining space and attractive trees.

Directions

The approach from Derby City centre is via Duffield Road (A6), proceeding through Darley Abbey and out into open countryside, continue into Duffield Village centre along Town Street, left into King Street, which becomes Hazelwood Road and The Pastures will be located on the left hand side. Proceed into this private cul-de-sac to the very end thus occupying a private position and The Goose House will be found.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	77	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.