



4 Bed House - Semi-Detached

2 The Croft, Duffield, Belper DE56 4HU

Offers Around £575,000 Freehold



4



2



3



B

Fletcher  
& Company

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



- Stylish & Spacious Three Storey Home - Viewing Essential
- Ecclesbourne School Catchment Area
- Lounge With Sun Balcony
- Living Kitchen/Dining Room
- Four Generous Bedrooms
- Two En-Suites & Family Bathroom
- Landscaped Gardens
- Block Paved Driveway
- Garage With Utility Area
- No Chain Involved - 1, 673 sq. ft

ECCLESBOURNE SCHOOL CATCHMENT AREA - A four bedroom, three bathroom home set in a popular cul-de-sac location within walking distance to Duffield Village.

#### The Location

The property is within minutes walking distance to Duffield Village centre, Ecclesbourne School/William Gilbert, Meadows, regular bus services and railway station. The village itself provides an excellent range of amenities including a selection of shops, cafes, doctors, restaurants and public houses . 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.

#### The Accommodation

##### Ground Floor

##### Recessed Storm Porch

With half glazed entrance door.

##### Entrance Hall

17'7" x 4'3" (5.37 x 1.32)

With radiator, staircase leading to the first floor, coving to ceiling, spotlights to ceiling, useful under-stairs storage cupboard and integral door giving access to the garage store with utility area.

### Cloakroom

6'10" x 3'1" (2.09 x 0.94)

With WC, fitted wash basin, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window with internal plantation shutter blind and oak veneer door with chrome fittings.



### Living Kitchen/Dining Room

17'10" x 17'3" (5.45 x 5.26)

#### Dining Area

With radiator, spotlights to ceiling, double glazed bi-folding doors opening onto the rear garden with internal plantation shutter blinds and useful pantry cupboard with double opening doors but also could be used as a useful small study area.



#### Kitchen Area

With central fitted breakfast island incorporating a one and a half bowl sink unit with mixer tap and additional chrome boiling tap with attractive worktops and fitted base cupboards beneath and also incorporating a Kenwood integrated dishwasher. Additional wall and base cupboards again with matching worktops, built-in AEG five ring induction hob with AEG stainless steel extractor hood over, built-in AEG double electric fan assisted oven, built-in AEG microwave, integrated Zanussi fridge/freezer and wine cooler. Spotlights to ceiling, extractor fan, built-in ceiling speakers and double glazed bi-folding doors opening onto the rear garden.



### Utility/Laundry Room

11'5" x 9'5" (3.48 x 2.89)

With single stainless steel sink unit with mixer tap, wall and base cupboards, worktops, plumbing for automatic washing machine, space for dryer, central heating boiler, power and lighting, partition wall and double glazed side access door.

### First Floor

## Landing

With radiator, smoke alarm, spotlights to ceiling and the continuation of the staircase leading to the second floor.

## Lounge

17'9" x 13'5" (5.43 x 4.10)

With radiator, coving to ceiling, spotlights to ceiling, built-in ceiling speaker, two matching double glazed French doors both having plantation shutter blinds and opening onto a balcony and internal oak veneer door with chrome fittings.



## Sun Balcony

With decked floor and glass balustrade with chrome handrail.

## Bedroom One

17'8" x 10'0" (5.39 x 3.05)

With radiator, coving to ceiling, spotlights to ceiling, built-in ceiling speaker, double glazed window with aspect to the side with plantation shutter blind, double glazed French doors with plantation shutter blinds opening onto front balcony and internal oak veneer door with chrome fittings.



### Front Balcony

With a private aspect to the front with glass balustrade with chrome handrails.

### En-Suite Bathroom

9'3" x 7'6" (2.84 x 2.29)

With bath, fitted wash basin, low level WC, separate shower cubicle with chrome shower, tiled splash-backs, tiled flooring with under-floor heating, additional heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, fitted mirror, shaver point, built-in ceiling speaker and internal oak veneer door with chrome fittings.



### Second Floor

#### Landing

With spotlights to ceiling, smoke alarm, access to the roof space and built-in cupboard housing the high efficiency hot water cylinder.

#### Bedroom Two

9'11" x 9'10" (3.04 x 3.02)

With spotlights to ceiling, radiator, built-in ceiling speaker, double glazed Dorma window with aspect to the front and plantation shutter blind and internal oak veneer door with chrome fittings.



#### Walk-in Wardrobe

7'7" x 4'9" (2.33 x 1.46)

#### En-Suite Two

7'7" x 7'0" (2.32 x 2.14)

With separate shower cubicle with chrome shower, fitted wash basin, low level WC, tiled splash-backs, tiled flooring with under-floor heating, shaver point, spotlights to ceiling, built-in ceiling speaker, additional heated chrome towel rail/radiator, double glazed Dorma window with plantation shutter blind to the front and internal oak veneer door with chrome fittings.



### Bedroom Three

13'3" x 8'9" (4.05 x 2.68)

With radiator, double glazed Dormer window with aspect to the rear with plantation shutter blind and internal oak veneer door with chrome fittings.



### Bedroom Four

9'8" x 8'8" (2.95 x 2.66)

With radiator, double glazed Dormer window with aspect to the rear with plantation shutter blind and internal oak veneer door with chrome fittings.



### Family Bathroom

7'7" x 6'2" (2.32 x 1.90)

In white with bath with chrome shower over and shower screen door, fitted wash basin, low level WC, tiled splash-backs, tiled flooring with under-floor heating, fitted mirror, shaver point, spotlights to ceiling, extractor fan, double glazed obscure window to the side and internal oak veneer door with chrome fittings.





## Garden

To the rear of the property there is a low maintenance, enclosed south westerly facing garden with paved patio, lawn area, pine tree and is enclosed by fencing. Outside power and light. There is a side access gate with paved pathway and provides space for storing wheelie bins. Cold water tap.



## Driveway

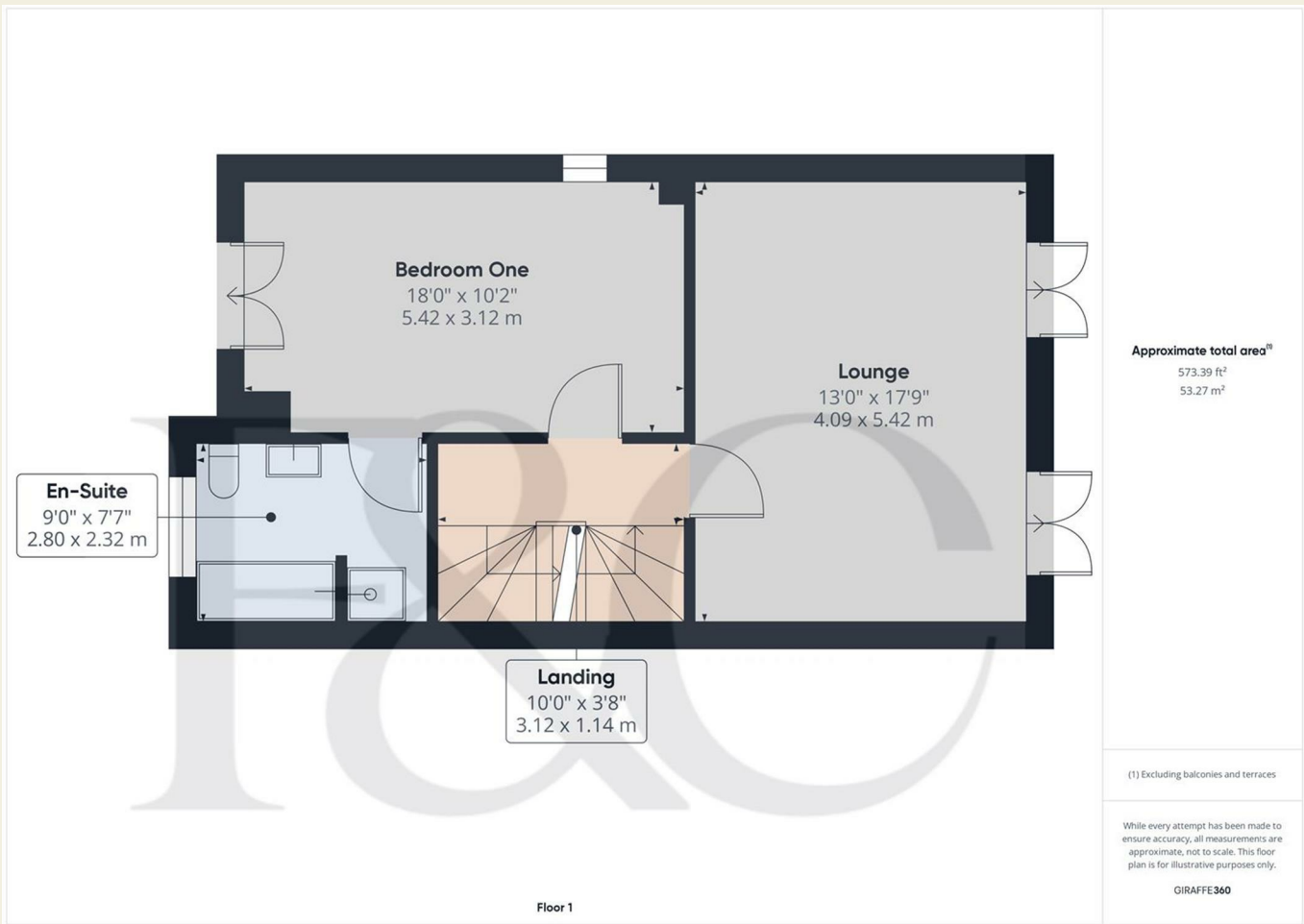
A double width block paved driveway provides car standing spaces for two cars.

## Garage



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.

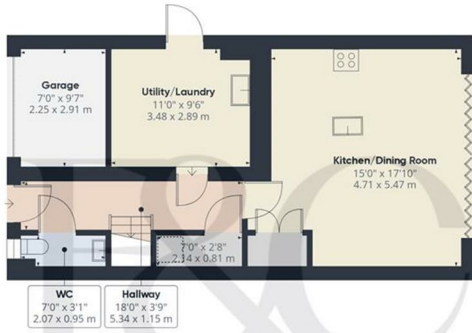




These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.



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.



**Approximate total area<sup>(1)</sup>**  
 1673.03 ft<sup>2</sup>  
 155.43 m<sup>2</sup>

**Reduced headroom**  
 35.52 ft<sup>2</sup>  
 3.3 m<sup>2</sup>



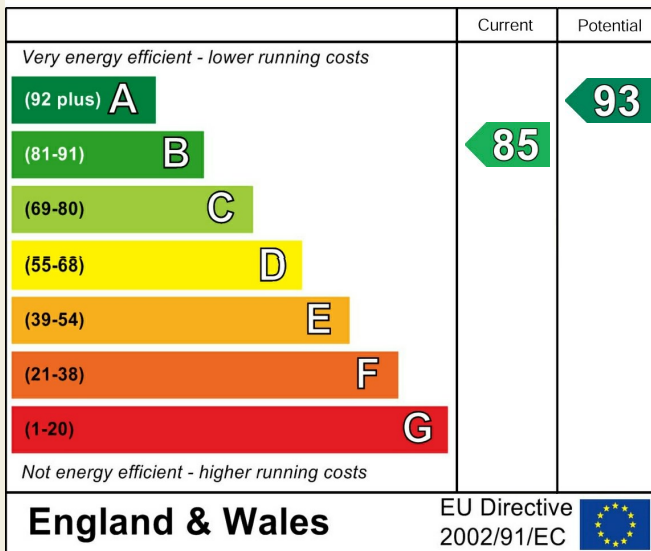
(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

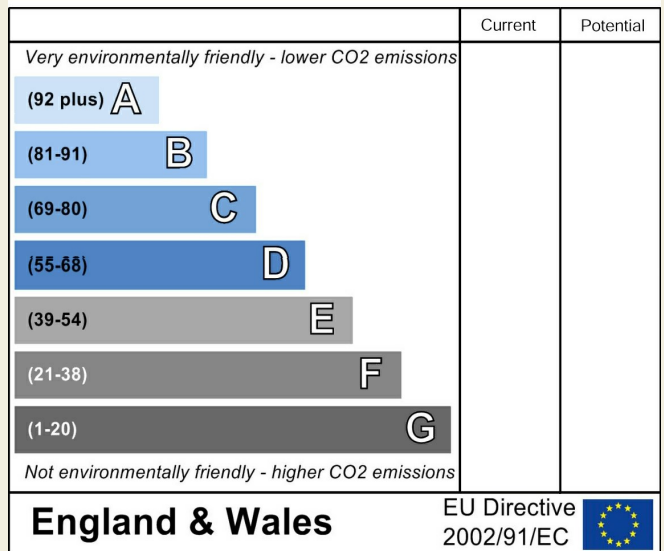
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Energy Efficiency Rating



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



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.