



## 4 Bed House - Detached With Annexe

14 Wirksworth Road, Duffield, Belper DE56 4GY

Offers Around £475,000 Freehold



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**Fletcher  
& Company**

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- Highly Appealing Detached Cottage with Ground Floor Annexe
- Ecclesbourne School Catchment Area
- Perfect Refurbishment Project
- Lounge & Family Room/Study
- Kitchen Diner & Dining Room
- Conservatory
- Four Bedrooms & Two Bathrooms
- Private Gardens
- Block Paved Driveway & Detached Garage
- Annexe Accommodation

ECCLESBOURNE SCHOOL CATCHMENT AREA – Set in private gardens, a charming three/four bedroom detached home within the desirable village of Duffield, this spacious property does require modernisation but offers great potential for the genuine buyer.

The unique ground floor layout allows for part of this property to be used as an annex. This can be used as a studio / home office/ home working physio/ beautician practice room / disabled/granny annexe or even student let.

#### The Location

The village of Duffield is a short walk away with an excellent range of amenities including a varied selection of shops, schools (William Gilbert/The Meadows and the noted Ecclesbourne school). There is a regular train service to Derby city centre which lies 5 miles to the south of the village. Local recreational facilities include football, cricket, tennis/squash club and Chevin golf course.

A further point of note is the fact that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites.

#### Accommodation

##### Ground Floor

##### Entrance Hall

5'5" x 4'0" (1.67 x 1.22)

With entrance door, radiator, staircase leading to first floor and double glazed window.

### Dining Room

24'0" x 9'8" (7.33 x 2.96)

With stone fireplace, deep skirting boards and architraves, high ceiling, radiator, double glazed bow window and open square archway leading into dining room.



### Lounge

11'10" x 11'10" (3.63 x 3.62)

With brick fireplace, radiator, double glazed window, double glazed bow window and internal glazed door giving access to conservatory.



### Family Room/Study

13'10" x 11'8" (4.22 x 3.58)

With two radiators, under-stairs storage cupboard, double glazed window to front, double glazed bow window to side, deep skirting boards and architraves, high ceiling and internal door.



### Conservatory

13'4" x 9'6" (4.08 x 2.92)

With radiator and double glazed sliding door opening onto private garden.

### Kitchen/Diner

26'2" x 6'11" (8.00 x 2.12)

### Dining Area

With tiled effect flooring, radiator, double glazed door opening onto patio and open space leading into kitchen area.



### Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base units, worktops, matching tiled effect flooring, integrated dishwasher, built-in four ring gas hob, two built-in electric fan assisted ovens, open archway and double glazed window.



### ANNEXE

#### Annexe Kitchen or Utility Room

6'8" x 6'8" (2.05 x 2.05)

With single sink unit with hot and cold taps, wall and base cupboards, plumbing for automatic washing machine and double glazed window.



### Annexe Main Room or Bedroom Four

12'9" x 10'6" (3.90 x 3.22)

With radiator, double glazed patio door opening into conservatory, double glazed bow window and sliding door giving access to en-suite wet room.



### Annexe En-Suite Wet Room

6'9" x 5'8" (2.06 x 1.73)

With electric shower, fitted washbasin, low level WC, tiled splash-backs, tiled flooring, radiator and double glazed window.



### Side Entrance

With double glazed side access door and integral door giving access to cloakroom.

### Cloakroom

6'1" x 2'9" (1.86 x 0.84)

With low level WC, washbasin, tiled effect flooring and double glazed window.

### First Floor

#### Landing

With radiator and built-in cupboard housing the Worcester boiler and hot water cylinder.

### Bedroom One

15'1" x 11'9" (4.62 x 3.59)

With built-in wardrobes, character ceiling, chest of drawers, washbasin with hot and cold taps, radiator, double glazed window to front and internal door.





### Bedroom Two

14'9" x 11'3" (4.50 x 3.44)

With built-in wardrobes, character ceiling, radiator, double glazed window to side, double glazed window to rear, pedestal wash handbasin with hot and cold taps and half glazed internal door.



### Bedroom Three

9'11" x 8'6" (3.03 x 2.60)

With fitted wardrobes, character ceiling, radiator, double glazed window and internal door.



### Walk-In Storage

4'10" x 3'8" (1.48 x 1.13)

With shelving.

### Bathroom

8'8" x 5'6" (2.66 x 1.68)

With bath with mixer tap/attached shower and additional electric shower over, fitted washbasin, fitted base cupboard underneath, low level WC, fully tiled walls, radiator, double glazed window, wall mounted mirrored medicine cabinet and internal door.



### Gardens

There are private well screened sunny gardens all around the property on a pleasant level plot consisting of shaped lawns a varied selection of shrubs, plants, trees, patio and garden timber shed.



### Driveway

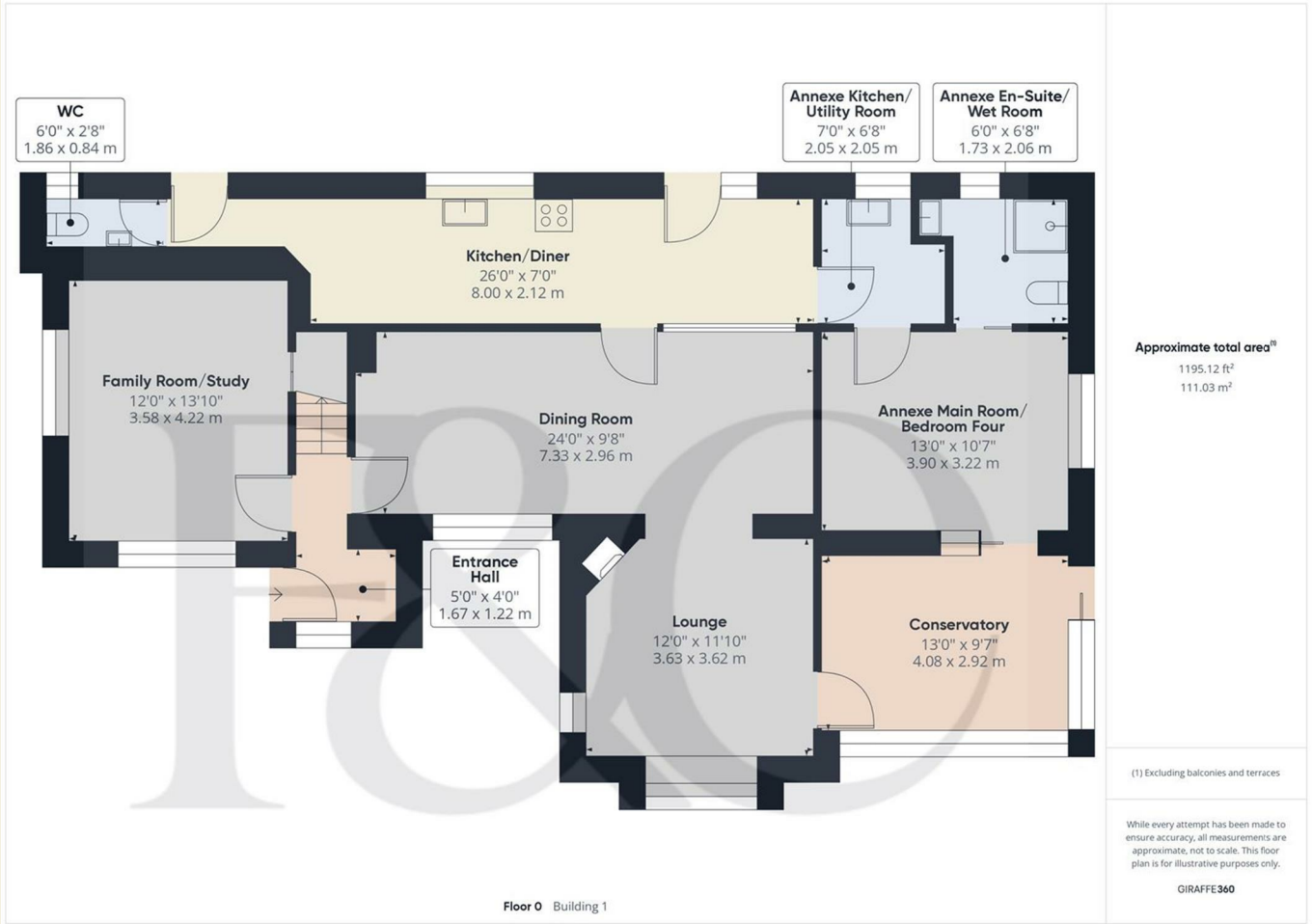
A double width block paved driveway provides car standing spaces for two vehicles.

### Detached Garage

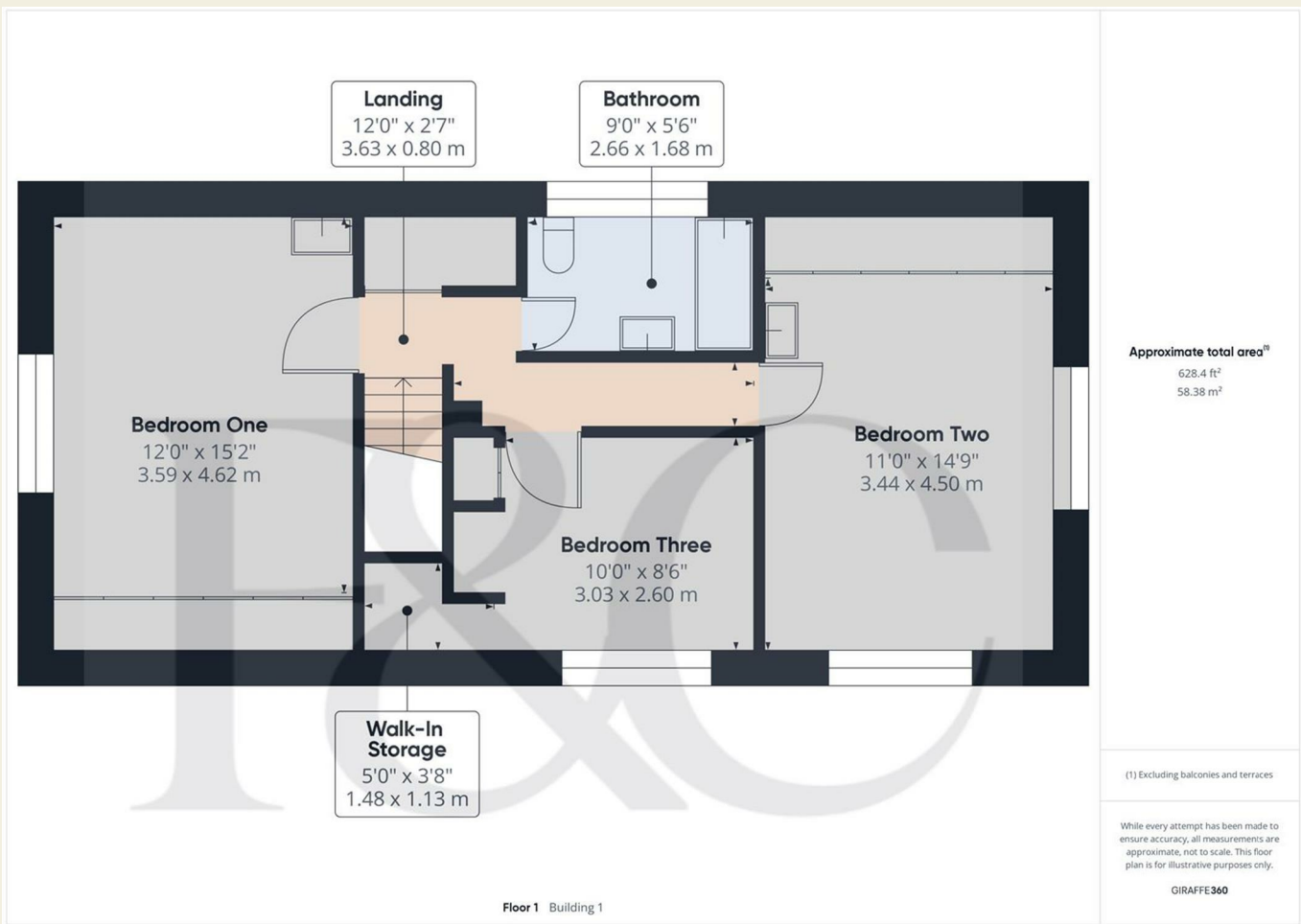
17'1" x 9'3" (5.22 x 2.82)

With power and lighting.

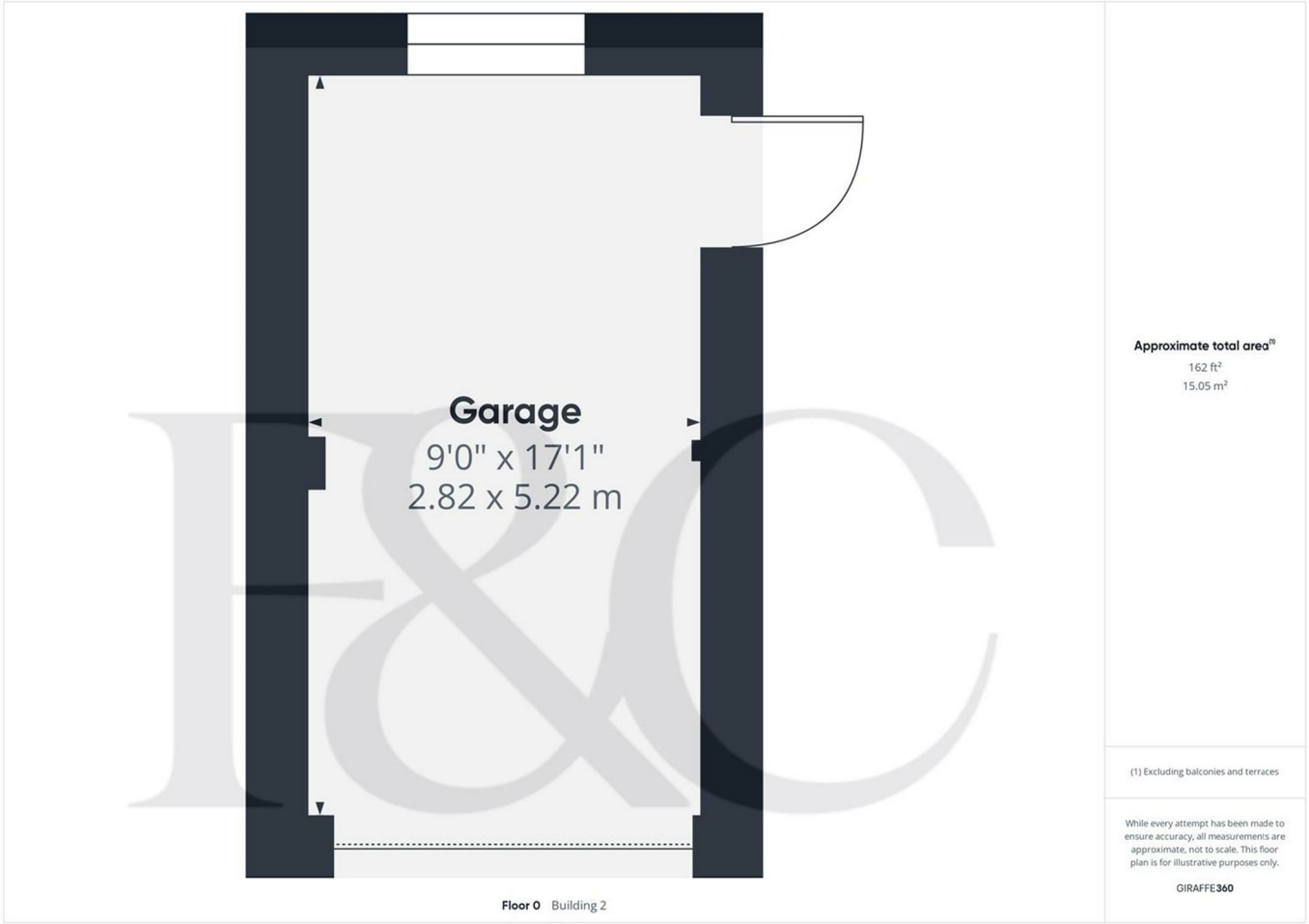




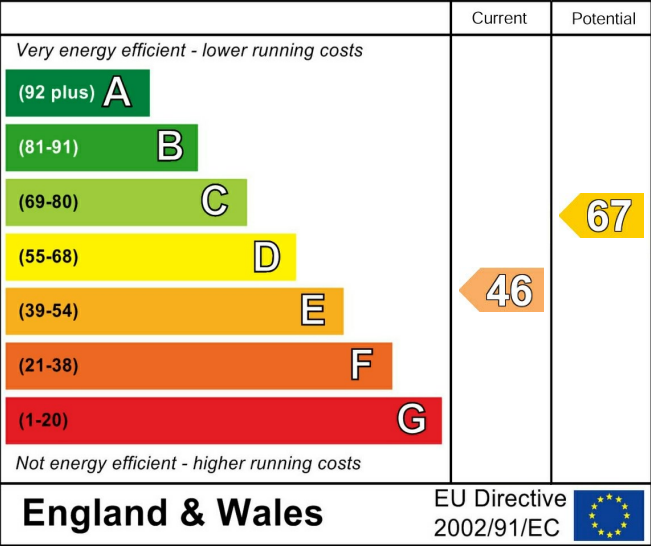




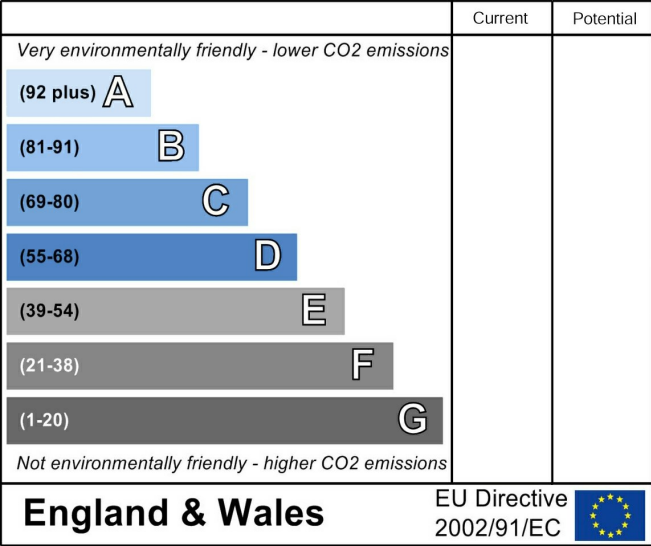
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### Energy Efficiency Rating



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



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