



4 Bed House - Detached

55 Broadway, Duffield, Belper DE56 4BU

Offers Around £850,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Fine Detached Property of Style & Character
- Beautiful Countryside Views
- Potential to Extend (Subject to Planning Permission) – Perfect Refurbishment Project
- Lounge, Dining Room & Study
- Breakfast Kitchen, Pantry, Utility, Cloakroom
- Four Bedrooms & Family Bathroom/Shower Room
- Large Mature Garden Plot, Summerhouse, Timber Shed & Greenhouse
- Horseshoe Driveway
- Double Garage & Workshop
- Ecclesbourne School Catchment Area

ECCLESBOURNE SCHOOL CATCHMENT AREA – A rare opportunity to acquire a fine detached property of style and character with large private garden backing onto beautiful countryside, situated along Broadway, a very sought-after location in Duffield.

The Location

The village of Duffield is situated approximately 5 miles north of Derby along the main A6 arterial road and the village in turn has an excellent range of local shops, public houses, restaurants, supermarket, tennis and squash club, Chevin golf club, recreational facilities including the Eyes Meadow Nature reserve. Local primary schools include William Gilbert Endowed School, Meadows Primary School and the well-known Ecclesbourne Secondary School. Duffield is also positioned along the East Midlands Mainline and is within easy reach of famous attractions such as Chatsworth House and the historic spa town of Matlock.

Accommodation

Ground Floor

Porch

With arched panelled entrance door, inset doormat, quarry tiled flooring and internal multipaned glazed door opening into entrance hall.

Entrance Hall

10'9" x 9'5" (3.30 x 2.88)

With deep skirting boards and architraves, high ceiling, coving to ceiling, cast iron period style radiator and wide split-level staircase with polished handrail leading to first floor.



Cloakroom

7'0" x 2'9" (2.14 x 0.86)

With WC, corner washbasin, double glazed obscure window, coat hooks and useful under-stairs storage cupboard.



Lounge

21'1" x 11'10" (6.43 x 3.61)

With fireplace with surrounds with inset living flame gas fire and raised hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, two boxed in radiators, internal French multipaned glazed doors opening into dining room, double glazed bay window incorporating sliding doors giving access to lovely private rear garden, double glazed window to front with leaded finish and internal character door.



Dining Room

13'8" x 11'10" (4.17 x 3.62)

With deep skirting boards and architraves, high ceiling, coving to ceiling, cast iron period style radiator, internal multipaned French glazed doors opening into lounge, double glazed bay window incorporating sliding door giving access to lovely private rear garden and internal character door.



Study

9'7" x 6'11" (2.93 x 2.12)

With original parquet solid wood flooring, deep skirting boards and architraves, high ceiling, double glazed leaded window with aspect to front and internal character door.



Breakfast Kitchen

13'5" x 11'7" (4.09 x 3.54)

With single stainless steel sink unit with mixer tap, wall and base fitted units with worktops, tiled splash-backs, electric cooker with extractor hood, plumbing for dishwasher, cast iron period style radiator, high ceiling, additional tall storage cupboard, double glazed window overlooking lovely private rear garden, space for fridge/freezer, door giving access to pantry and internal character door.



Walk-In Pantry

5'2" x 2'10" (1.58 x 0.87)

With shelving, tiled flooring and original obscure window.

Side Entrance

13'8" x 3'1" (4.17 x 0.96)

With stable door giving access to side, tiled flooring, integral door giving access to workshop and double garage, useful shelving and further doors to store, boiler room and utility.

Boiler Room

6'0" x 5'8" (1.84 x 1.74)

With central heating boiler, tank, tiled flooring, double glazed window and half glazed door.

Utility

7'2" x 5'6" (2.19 x 1.70)

With single stainless steel sink unit with hot and cold taps, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, shelving, double glazed window with quarry tiled sill and half glazed door.

Walk-In Store

5'0" x 4'2" (1.54 x 1.29)

With storage cupboard, shelf, power and lighting.

Workshop

9'1" x 7'1" (2.79 x 2.18)

With power and lighting, double glazed window and integral door giving access to double garage.

First Floor

Landing

With deep skirting boards and architraves, high ceiling, coving to ceiling, cast iron period style radiator, double glazed window with leaded finish to front, built-in linen cupboard with shelving and access to roof space.



Bedroom One

12'0" x 11'6" (3.67 x 3.51)

With built-in wardrobes with cupboards above, deep skirting boards and architraves, high ceiling, coving to ceiling, cast iron period style radiator, double glazed window to rear with beautiful countryside views and internal door.



Bedroom Two

11'11" x 12'2" (3.65 x 3.71)

With deep skirting boards and architraves, high ceiling, coving to ceiling, two cast iron period style radiators, double glazed window to rear with beautiful countryside views and internal door.



Bedroom Three

11'10" x 9'8" (3.63 x 2.96)

With deep skirting boards and architraves, high ceiling, coving to ceiling, cast iron period style radiator, double glazed window to rear with beautiful countryside views and internal door.



Bedroom Four

11'10" x 6'10" (3.61 x 2.10)

With deep skirting boards and architraves, high ceiling, coving to ceiling, cast iron period style radiator, double glazed window with leaded finish to front and internal door.



Box Room

7'3" x 3'7" (2.22 x 1.11)

With deep skirting boards and architraves, high ceiling, double glazed obscure window and internal door.



Bathroom/Shower Room

6'11" x 6'3" (2.12 x 1.92)

With separate double shower cubicle with electric shower, fitted washbasin with fitted base cupboard underneath, fully tiled walls, heated chrome towel rail/radiator, additional electric heater, three double glazed obscure windows and internal door.



Separate WC

5'0" x 2'7" (1.54 x 0.81)

With WC, deep skirting boards and architraves, high ceiling, double glazed obscure window and internal door.



Roof Space

Via a loft ladder providing storage and offering excellent potential for a loft conversion (subject to planning permission).

Front Garden

The property is set well back from Broadway behind an attractive tree-lined slip road and lawned fore-garden with neatly kept hedgerow and bushes providing a screen for privacy. Additional paved hard standing space for car parking.

Side Access

There is access all around the property.

Rear Garden

To the rear of the property and being of a major asset and sale to this particular property is its large, private south-westerly facing garden backing directly onto open fields and countryside which can be only appreciated when viewed. The garden enjoys wide shaped lawns with a varied selection of mature shrubs and trees providing an excellent screen for privacy, together with a paved patio providing a pleasant sitting out and entertaining space. Summerhouse, timber shed and greenhouse provide further storage.



Horseshoe Driveway

The property benefits from a tarmac horseshoe driveway providing an 'in and out' system.



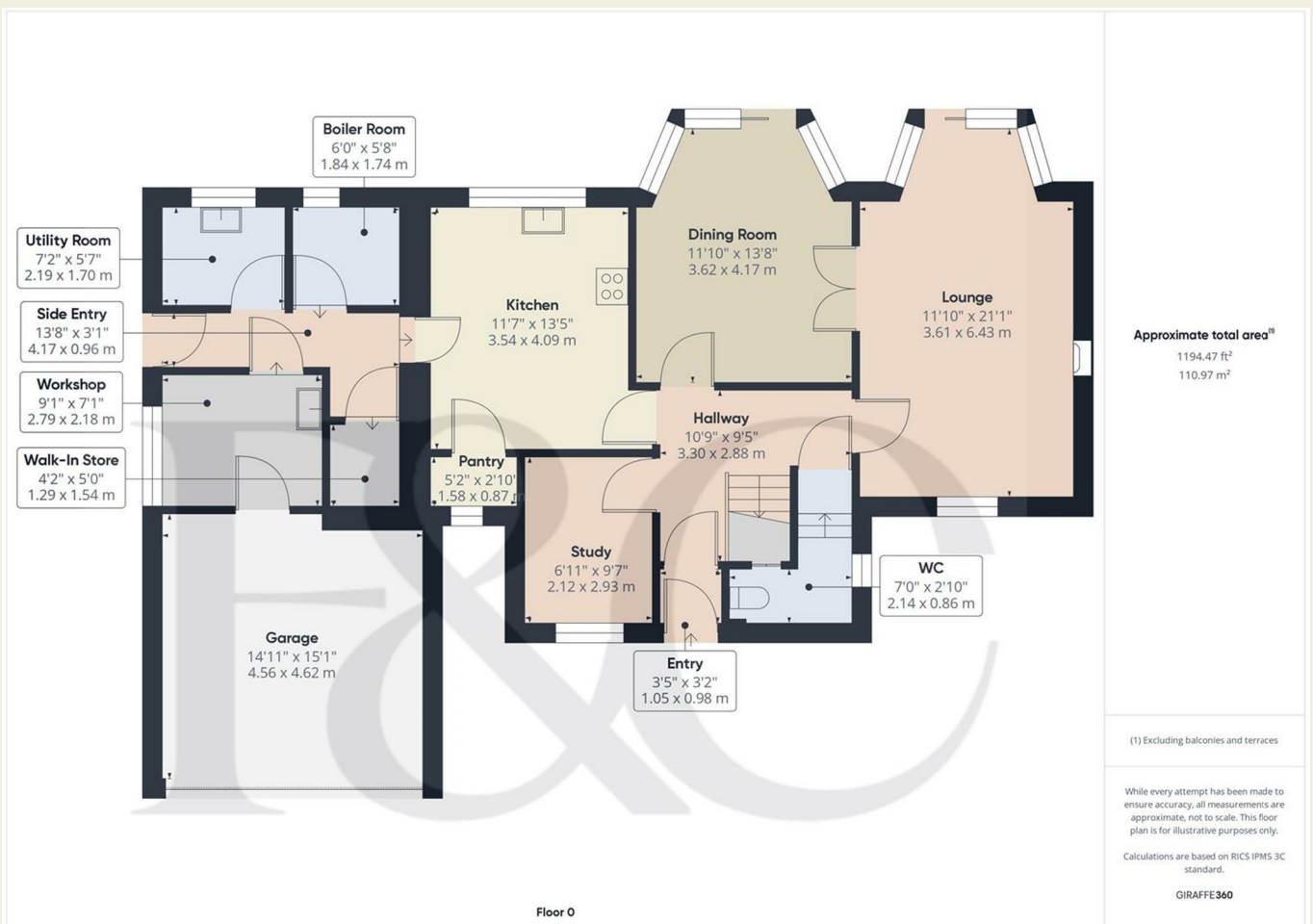
Double Garage

15'1" x 14'11" (4.62 x 4.56)

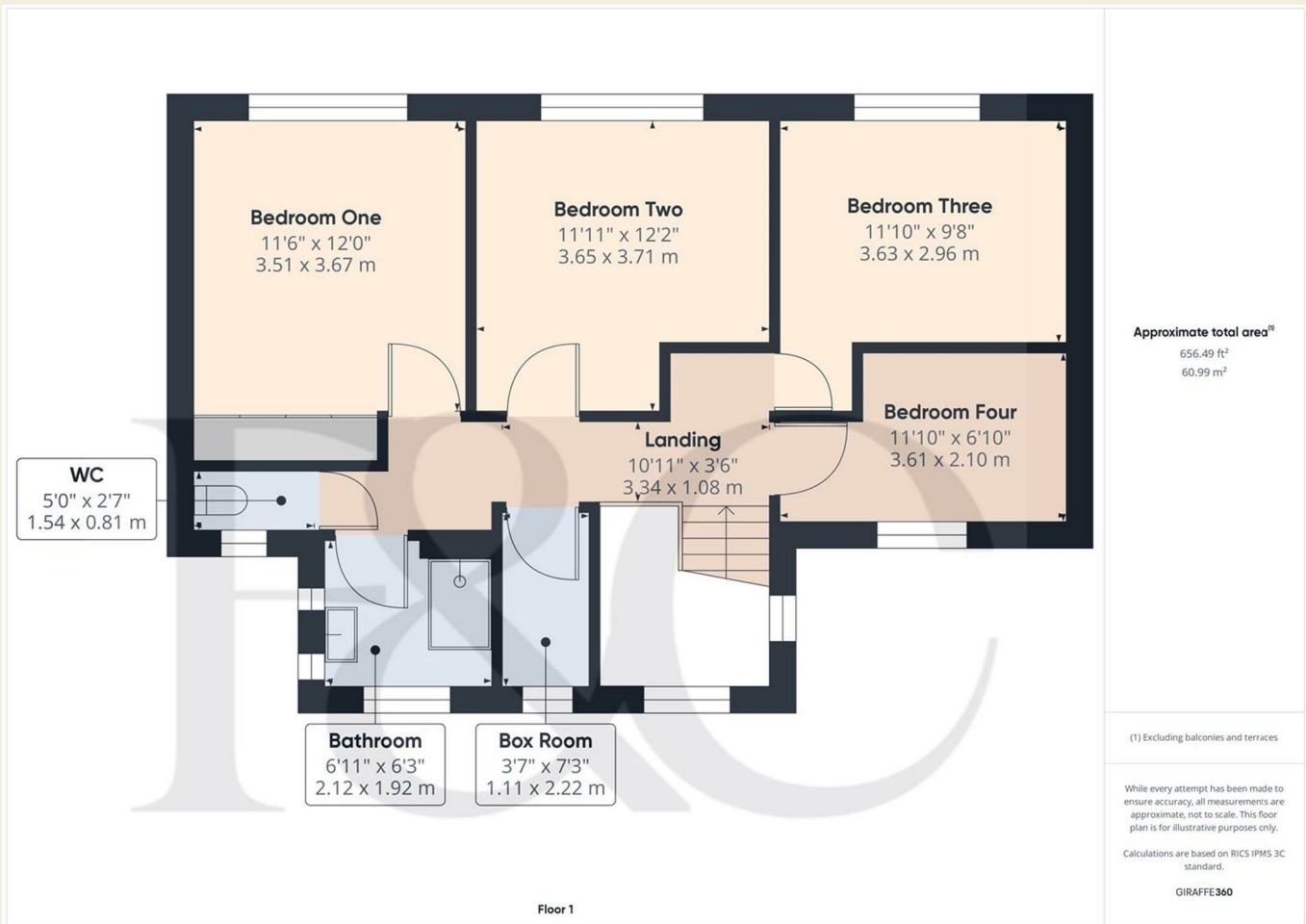
With power and lighting, cold water tap and electric up and over front door.



Council Tax Band -G
Amber Valley



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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>		
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>		
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