



## 3 Bed House - Semi-Detached

4 Ecclesbourne Avenue, Duffield, Belper DE56 4GE

Offers Around £395,000 Freehold



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**Fletcher  
& Company**

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- Most Charming Edwardian Home of Style & Character
- Ecclesbourne School Catchment Area
- Located in the Heart of Duffield Village
- Lounge & Dining Room
- Kitchen, Utility & Cloakroom/WC
- Three Double Bedrooms & Family Bathroom
- South Facing Garden
- Brick Garage
- Many Character Features
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA – A most charming Edwardian semi-detached property of style and character located in the heart of Duffield village – No Chain.

The property does require general improvements but for the genuine purchaser offers excellent potential for a charming home.

The gas centrally heating living accommodation briefly consists, on the ground floor, entrance hall with staircase to first floor, cloakroom/WC, lounge, dining room, kitchen, utility, laundry and store. The first floor landing leads to three double bedrooms and family bathroom.

The property enjoys a south facing rear garden. A shared driveway leads to a brick garage.

#### The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmund's Church and a selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and The Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some 5 miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football 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 and is surrounded by beautiful countryside.

#### Accommodation

##### Ground Floor

### Entrance Hall

15'7" x 4'10" (4.76 x 1.49)

With original panelled entrance door with inset stained glass window with leaded finish, deep skirting boards and architraves, high ceiling, coving to ceiling, side sash period style window, radiator, original quarry tile flooring, understairs storage cupboard and stairs leading to first floor.



### Cloakroom

6'3" x 4'10" (1.93 x 1.48)

With low level WC, pedestal wash handbasin, deep skirting boards and architraves, high ceiling, character black and white tile flooring, heated chrome towel/radiator, extractor fan, obscure sash period style window and internal panelled door.



### Lounge

12'10" x 11'10" (3.92 x 3.62)

With chimney breast with character fireplace surround, deep skirting boards and architraves, exposed painted wood flooring, high ceiling, coving to ceiling, picture rail, radiator, sash bay window with aspect to front and internal panelled door.



### Dining Room

12'11" x 11'9" (3.96 x 3.59)

With period style display fireplace with raised granite hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, exposed wood flooring, radiator, bespoke fitted display shelving either side of chimney breast, two sash period style windows overlooking the south facing rear garden and internal panelled door.



## Kitchen

10'11" x 10'1" (3.34 x 3.08)

With Belfast style sink with period style mixer tap, a range of handcrafted wall and base units with granite worktops, matching Welsh dresser style unit with woodwork top, gas/electric cooker, integrated dishwasher, original floor to ceiling storage cupboard housing the central heating boiler, matching tile flooring, deep skirting boards and architraves, high ceiling, two period style sash windows and internal panelled door.



## Utility

9'7" x 4'11" (2.93 x 1.52)

With single stainless steel sink unit with base cupboard and two double glazed access doors.



## Laundry

5'6" x 5'1" (1.68 x 1.55)

With plumbing for automatic washing machine, shelving and latch door.

## Store

4'4" x 2'11" (1.33 x 0.90)

With window and latch door.

## First Floor Landing

5'7" x 2'9" (1.71 x 0.86)

With exposed wood floors, radiator, sash period style window with aspect to front.

## Inner Landing

8'8" x 3'4" (2.66 x 1.04)

With exposed wood floors, deep skirting boards and architraves, coat hangers and access to roof space.



### Double Bedroom One

12'11" x 10'10" (3.96 x 3.32)

With period style display fireplace, two built-in double wardrobes with cupboards above either side of chimney breast, deep skirting boards and architraves, high ceiling, exposed wood floors, radiator, two period style sash windows to front and internal panelled door.



### Double Bedroom Two

12'9" x 11'10" (3.91 x 3.62)

With chimney breast with period style display fireplace and tiled hearth, deep skirting boards and architraves, high ceiling, exposed wood floors, radiator, sash period style window to rear and internal panelled door.



### Double Bedroom Three

10'11" x 10'3" (3.34 x 3.13)

With exposed wood floors, deep skirting boards and architraves, high ceiling, radiator, sash period style window to rear and internal panelled door.



### Family Bathroom

8'2" x 6'2" (2.51 x 1.89)

With bath with shower over with shower screen door, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, high ceiling, spotlights to ceiling, heated chrome towel/radiator, extractor fan, sash period style obscure window and internal panelled door.



### Front Garden

The property is set back from the pavement edge behind a well-stocked fore-garden with stone retaining wall.

## Rear Garden

A south facing rear garden offers shaped lawns, patio area and side access gate.



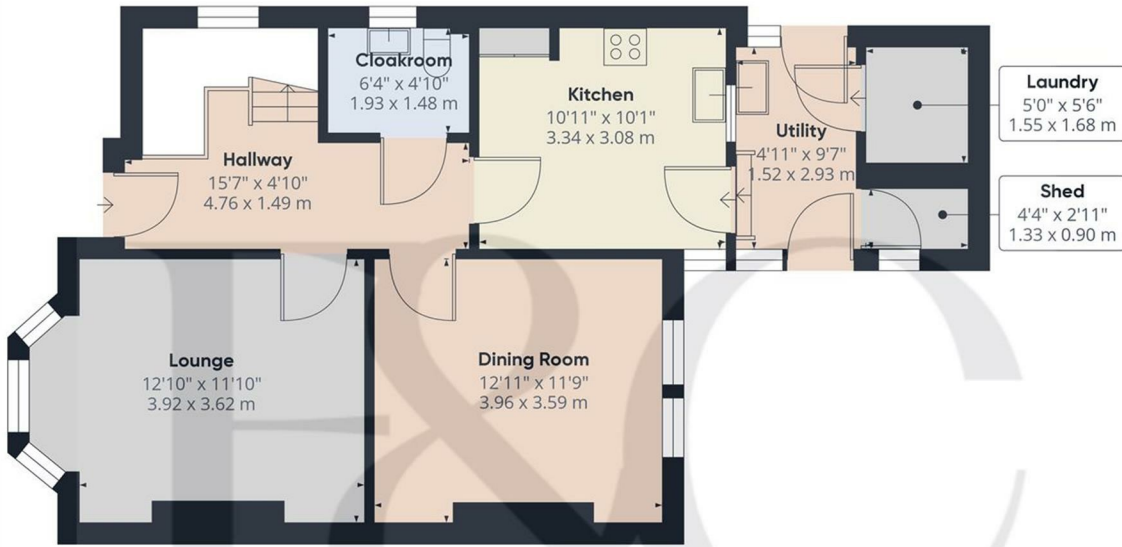
## Brick Garage

A shared driveway leads to a brick garage.



## Council Tax - D

Amber Valley



**Approximate total area<sup>(1)</sup>**  
 656.6 ft<sup>2</sup>  
 61 m<sup>2</sup>

(1) Excluding balconies and terraces

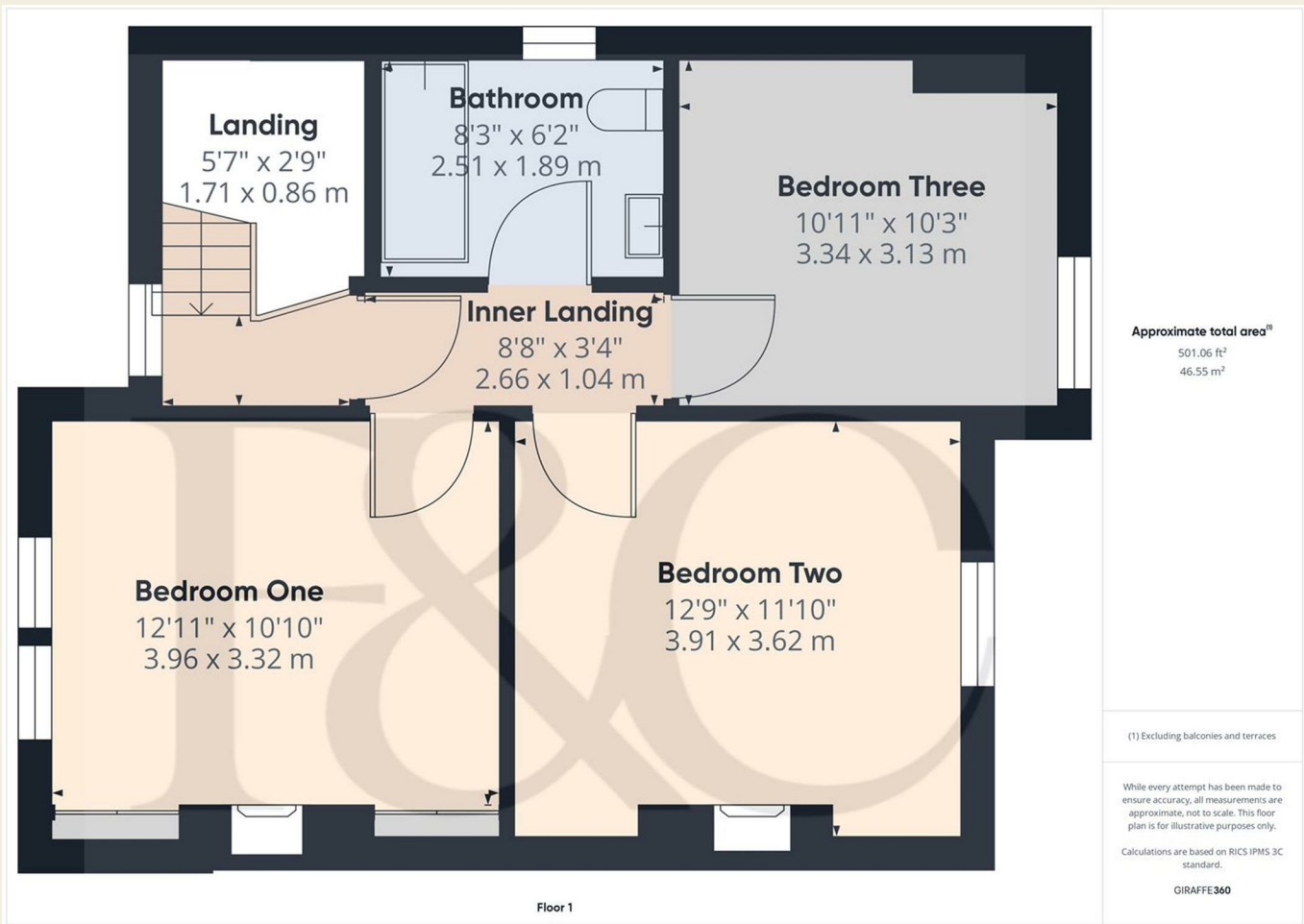
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

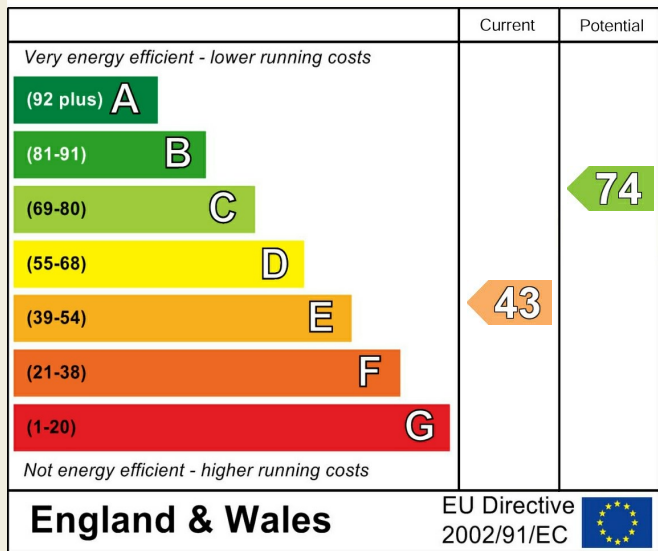
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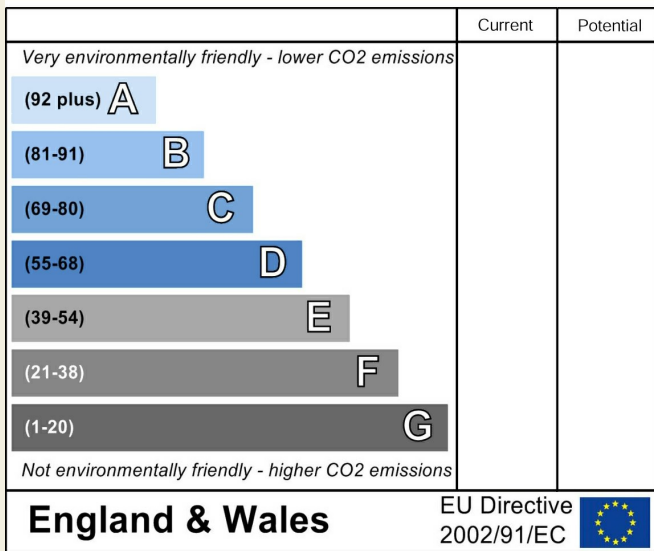
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### Energy Efficiency Rating



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



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