



2 Bed Bungalow - Detached

4 Eaton Court, Duffield, Belper DE56 4FT
Offers Around £625,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Detached Bungalow
- Very Pleasant Cul-de-Sac Location
- A Short Walk To Duffield Village Amenities
- Gas Central Heating & Double Glazing
- Lounge/Dining Room
- Fitted Kitchen/Diner
- Two Double Bedrooms
- Fitted En-Suite & Fitted Shower Room
- Private Garden
- Driveway & Double Garage

An extremely popular, two bedroom, detached bungalow with double garage located in a very pleasant cul-de-sac location, just a short walk away from Duffield village amenities.

The cul-de-sac is situated just off Broadway with a total of only six bungalows.

The gas central heating double glazing living accommodation briefly consists on the ground floor, recessed storm porch, entrance hall, lounge/dining room, fitted kitchen/diner, double bedroom one with en-suite, double bedroom two and shower room/bathroom.

To the rear of the property is a private, manageable, enclosed garden laid to lawn with sun patio.

A tarmac driveway provides car standing spaces and leads to a double detached brick garage with power and lighting.

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 noted 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, 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 and is surrounded by beautiful countryside.

Accommodation

Storm Porch

With quarry tiled flooring, outside light and double glazed door opening into entrance hall.



Entrance Hall

19'3" x 3'4" (5.89 x 1.02)

With radiator, burglar alarm control panel, coving to ceiling, access through space, built-in storage cupboard and built-in airing cupboard housing the hot water cylinder.

Lounge/Dining Room

24'6" x 11'7" (7.49 x 3.54)



Lounge Area

With fireplace, coving to ceiling, radiator, double glazed bow window with deep window sill and aspect to front with fitted blind, open space leading to dining area and internal panelled door.



Dining Area

With radiator, coving to ceiling and double glazed sliding patio doors opening onto patio and rear garden.



Kitchen/Diner

Kitchen Area

9'10" x 9'4" (3.00 x 2.86)

With single sink with chrome mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in double electric fan assistant oven, plumbing for automatic washing machine, integrated dishwasher, radiator, coving to ceiling, tiled effect flooring, double glazed window to rear, open archway leading into dining area and double glazed door giving access to the garden.



Dining Area

8'2" x 7'11" (2.50 x 2.42)

With fitted Welsh dresser with glazed cabinets, matching tile flooring, coving to ceiling, radiator, wall mounted Worcester boiler, open archway leading to kitchen area and double glazed window overlooking rear garden.



Double Bedroom One

14'0" x 10'4" (4.29 x 3.17)

With fitted wardrobes with matching fitted dressing table and base cupboards, radiator, coving to ceiling, double glazed window with fitted blind and internal panelled door.



En-Suite

6'7" x 6'2" (2.03 x 1.88)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, fully tiled walls, radiator, wall mounted mirror medicine cabinet, shaver point, coving to ceiling, double glazed obscure window and internal panelled door.



Double Bedroom Two

9'11" x 9'9" (3.04 x 2.98)

With radiator, coving to ceiling, double glazed window with fitted blind overlooking rear garden and internal panelled door.



Bathroom/Shower Room

6'11" x 6'0" (2.12 x 1.85)

With chrome shower, fitted wash basin with chrome fittings and fitted base cupboard underneath, Vitra V-Care toilet with wash and dry facility, wall mounted mirror medicine cabinet, fully tiled walls, tile flooring, spotlights to ceiling, heater towel rail/radiator, extractor fan, double glazed obscure window fitted blind and internal panelled door.



Roof Space

Accessed via an aluminium loft ladder, boards for storage, insulation and light.

Driveway

A tarmac driveway provides car standing spaces for three vehicles.

Private Garden

To the rear of the property is a pleasant, enclosed, manageable garden laid to lawn with a varied selection of shrubs, plants and sun patio.



Brick Double Garage

17'6" x 17'0" (5.35 x 5.20)

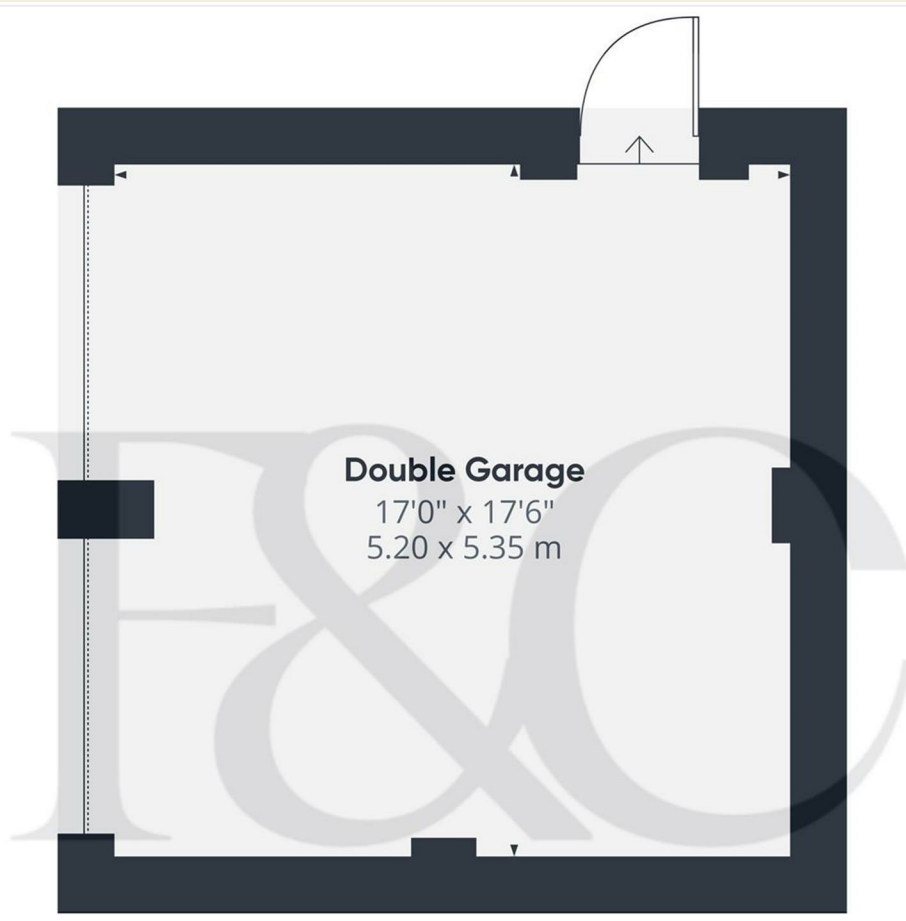
With concrete floor, power and lighting, side personnel door and two up and over metal front doors.



Council Tax Band - F
Amber Valley



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Double Garage
 17'0" x 17'6"
 5.20 x 5.35 m

Approximate total area⁽¹⁾
 304.08 ft²
 28.25 m²

(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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Floor 0 Building 2

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>		
	67	83
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		
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