

## 4 Bed House - Detached

15 Granville Close, Duffield, Belper DE56 4FY  
Offers Around £625,000 Freehold



Fletcher  
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- Beautiful Detached Property
- Ecclesbourne School Catchment Area
- Spacious Entrance Hall & Cloakroom/W.C.
- Lounge & Family Area
- Living Kitchen/Dining Room
- Four Bedrooms
- En-Suite & Family Bathroom
- Landscaped Gardens & Feature Garden Studio
- Driveway ( Ohme Electric Car Charger ) & Garage/Utility Room
- Cul-de-Sac Location

ECCLESBOURNE SCHOOL CATCHMENT AREA – Beautiful four bedroom detached home with garden studio occupying this very sought-after cul-de-sac location close to Duffield Village amenities.

### The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, rugby and 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.

### Accommodation

#### Ground Floor

##### Entrance Hall

13'8" x 10'11" (4.18 x 3.33)

With entrance door with inset window, inset door mat, tile flooring, two radiators, spotlights to ceiling, staircase leading to first floor, understairs storage cupboard and double glazed window with fitted blind with aspect to front.



### Cloakroom

5'5" x 3'2" (1.66 x 0.97)

With low level WC, pedestal wash handbasin with chrome fittings, radiator, tile splashbacks, tile flooring, shaver point, spotlights to ceiling, radiator, double glazed obscure window and internal oak veneer door with chrome fittings.



### Lounge & Family Room

26'11" x 11'11" (8.21 x 3.65)

#### Lounge Area

With featured herringbone style flooring, open square archway leading to family area, radiator, double glazed window with fitted blind with aspect to front, additional tall radiator and internal oak veneer door with inset window and chrome fittings.



#### Family Area

With matching featured herringbone style floor, open square archway leading to lounge area, radiator and double glazed French doors with matching side double glazed window opening onto paved patio and landscaped west facing rear garden.



## Living Kitchen/Dining Room



### Kitchen Area

10'10" x 8'10" (3.31 x 2.70)

With one and a half sink unit with chrome mixer tap, a good range of fitted base cupboards providing good storage with matching worktops, built-in five ring gas hob with extractor hood over, built-in double electric fan assisted oven, integrated dishwasher, tile flooring, underfloor heating, spotlights to ceiling, featured double glazed lantern style window, open space leading to further kitchen area, double glazed window with matching sill overlooking rear garden and fridge/freezer (negotiable on sale)



### Further Kitchen Area

8'11" x 7'0" (2.74 x 2.15)

With inset circular stainless steel sink unit with mixer tap, a further range of wall and base fitted units with matching worktops, matching tile flooring, underfloor heating, spotlights to ceiling, double glazed window, double glazed door opening onto paved patio and landscaped rear garden.



### Dining Area

10'11" x 9'7" (3.35 x 2.94)

With tile flooring, spotlights to ceiling, radiator, internal oak veneer door with inset window and chrome fittings and open square archway leading to kitchen and integral oak veneer door with chrome fittings opening into utility room.





### First Floor Landing

8'4" x 8'11" x 3'7" x 2'9" (2.56 x 2.74 x 1.10 x 0.85)

With two radiators, built-in storage cupboard housing the central heating boiler, double glazed window to front and access to roof space.



### Bedroom One

12'1" x 9'2" (3.70 x 2.81)

With radiator, double glazed window with fitted blind with aspect to front and internal oak veneer door with chrome fittings.



### En-Suite

8'10" x 4'5" (2.70 x 1.36)

With double shower cubicle with chrome fittings including shower, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, underfloor heating, shaver point, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed obscure window and internal oak veneer door with chrome fittings.



### Bedroom Two

11'11" x 9'10" (3.64 x 3.02)

With fitted wardrobes, radiator, double glazed window to rear with fitted blind and internal oak veneer door with chrome fittings.



### Bedroom Three

9'1" x 6'10" (2.78 x 2.10)

With radiator, double glazed window with fitted blind with aspect to front and internal oak veneer door with chrome fittings.



### Bedroom Four

8'3" x 6'7" (2.52 x 2.03)

With fitted wardrobes, radiator, double glazed window with fitted blind with aspect to rear and internal oak veneer door with chrome fittings.



### Family Bathroom

6'6" x 5'10" (2.00 x 1.80)

With bath with chrome fittings with electric shower over with shower screen door, pedestal wash handbasin with chrome fittings, low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed obscure window and internal oak veneer door with chrome fittings.



## Front Garden

The property is set well back from the pavement edge behind a deep, lawned fore-garden.





## Rear Garden

To the rear of the property is a landscaped, warm westerly facing, enclosed rear garden. The garden enjoys shaped lawns, front and rear patio areas providing a pleasant sitting out entertaining space and enclosed by fencing. Side access gate.





## Studio

12'5" x 9'2" (3.79 x 2.80)

With power, light, electric fire and featured double glazed bi-folding doors.



## Driveway

A tarmac driveway with block paved edges provides car standing space for three cars. Ohme electric car charger.

## Garage/Utility

16'7" x 8'8" (5.07 x 2.66)

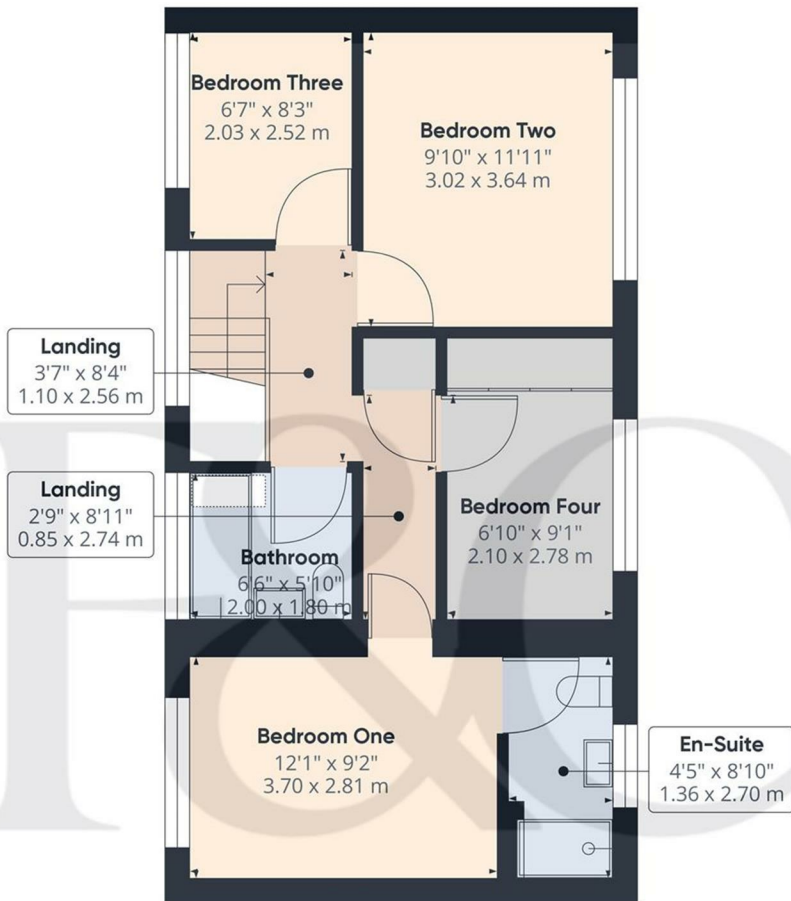
With power, lighting, electric roll up door, integral door giving access to the property, inset circle stainless steel sink unit with mixer tap, wall and base units, plumbing for automatic washing machine and space for tumble dryer.

Council Tax Band E



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.





Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**  
494.6 ft<sup>2</sup>  
45.95 m<sup>2</sup>

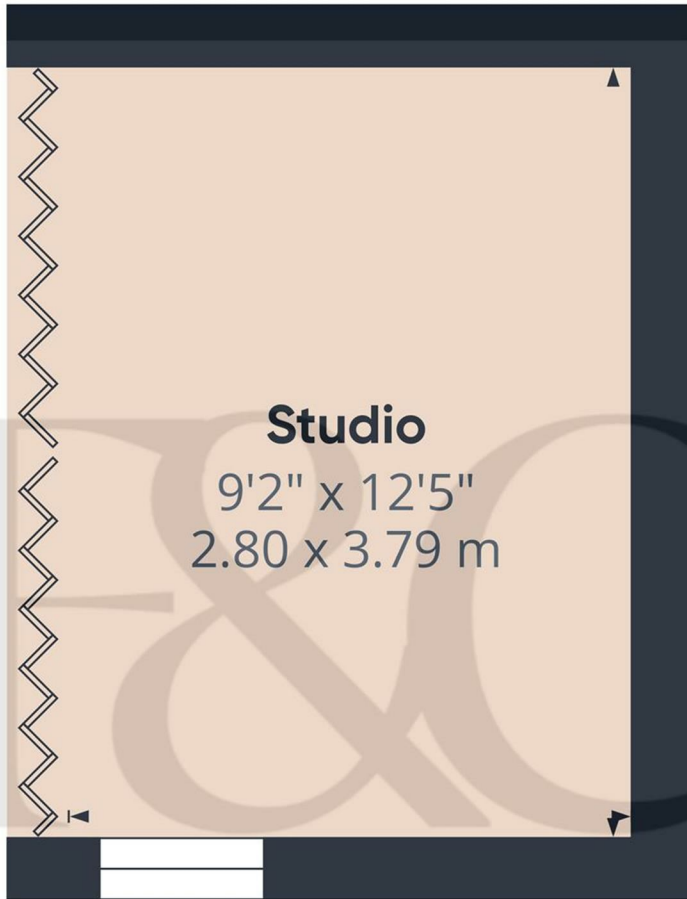
(1) Excluding balconies and terraces

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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Floor 0 Building 2


Approximate total area<sup>(1)</sup>  
 117.76 ft<sup>2</sup>  
 10.94 m<sup>2</sup>

(1) Excluding balconies and terraces


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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>71</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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