



4 Bed House - Detached

17 Oak Close, Duffield, Belper DE56 4HF
Offers Around £495,000 Freehold



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**Fletcher
& Company**

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- A Highly Appealing Extended Detached Property
- Ecclesbourne School Catchment Area
- Cul-de-Sac Location
- Gas Central Heating & Double Glazing
- Lounge, Dining Room/Study, Conservatory
- Living Kitchen/Dining Room
- Four Bedrooms & Two Bathrooms
- Private Manageable Gardens
- Driveway & Brick Double Garage
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - Nestled in the cul-de-sac of Oak Close, Duffield, this detached house offers a perfect blend of comfort and convenience.

Spanning an impressive 1,656 square feet, the property boasts three reception rooms, providing ample space for both relaxation and entertaining. With four bedrooms and two bathrooms, ensuring that morning routines run smoothly for everyone.

A private, manageable gardens, perfect for enjoying the outdoors without the burden of extensive upkeep. The location is particularly appealing, as it is just a short walk from excellent local amenities, making daily errands and leisure activities easily accessible.

With no chain involved, this property is ready for you to move in and make it your own.

A driveway provides car standing spaces and leads to a double 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. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also 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.

The famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities.

Accommodation

Ground Floor

Entrance Hall

20'1" x 5'11" (6.13 x 1.82)

With double glazed entrance door, large inset door mat, radiator, coving to ceiling, understairs storage cupboard and staircase leading to first floor.

Cloakroom

7'10" x 3'0" (2.41 x 0.93)

With low level WC, fitted wash basin, radiator, coving to ceiling and double glazed window.

Extended Lounge

23'7" x 13'7" x 11'7" x 5'2" (7.21 x 4.15 x 3.55 x 1.60)

With feature fireplace with inset Living Flame gas fire and raised hearth, two radiators, coving to ceiling, internal multi-paned window, double glazed door giving access to conservatory and double glazed french doors opening onto sun patio and private rear garden.



Dining Room/Study

16'9" x 7'10" (5.11 x 2.40)

With radiator, coving to ceiling, double glazed window to side and double glazed, bow window with aspect to front.



Corner Conservatory

17'8" x 5'10" (5.39 x 1.80)

With double glazed windows, double glazed door giving access to rear and double glazed door giving access to side.



Kitchen/Dining room



Dining Area

8'11" x 8'4" (2.72 x 2.56)

With fitted base cupboards and wall cupboard, laminated flooring, radiator, double glazed, bow window with deep window sill with aspect to front and open archway leading to kitchen area.



Kitchen Area

11'5" x 8'11" (3.48 x 2.73)

With one and a half stainless steel sink unit with chrome mixer tap, wall and based fitted units with matching worktops, built-in four ring, stainless steel gas hob with concealed extractor hood, built-in stainless steel, double electric fan assisted oven, plumbing for dishwasher, plumbing for washing machine, matching laminated flooring, wall mounted china display cabinet, open archway leading to dining room, double glazed window and double glazed door giving access to side garden.



First Floor Landing

9'1" x 2'10" (2.78 x 0.87)

With access to roof space.

Bedroom One

20'2" x 9'1" (6.16 x 2.77)

With radiator, open archway leading to dressing room, double glazed window with aspect to front and internal door giving access to en-suite.



Dressing Room

With wardrobes, built-in cupboard and open archway leading into bedroom.



En-Suite

8'8" x 4'5" (2.65 x 1.35)

With double shower cubicle with electric shower, fitted wash basin with fitted base cupboard underneath, radiator and double glazed bow window with deep window sill.



Bedroom Two

11'1" x 10'11" (3.38 x 3.34)

With fitted wardrobes with cupboard above and base cupboards, radiator, double glazed window with aspect to front.



Bedroom Three

11'10" x 8'7" (3.61 x 2.62)

With wardrobes with matching dressing table, radiator and double glazed window with aspect to rear.



Bedroom Four

11'10" x 8'0" (3.61 x 2.46)

With wardrobes, radiator and double glazed window with aspect to rear.



Family Shower Room

8'7" x 6'6" (2.62 x 1.99)

With separate shower cubicle with electric shower, fitted wash basin and fitted base cupboard underneath, low level WC, tile splashbacks, heated chrome towel rail/radiator, additional radiator, built-in cupboard housing the combination boiler and double glazed obscure window.



Rear Garden

To the rear of the property is a private, enclosed rear garden with shaped lawns a varied selection of shrubs, plants and sun patio.



Side Garden

To the side of the property is a paved patio with raised flower beds, canopy and side access gate.

Driveway

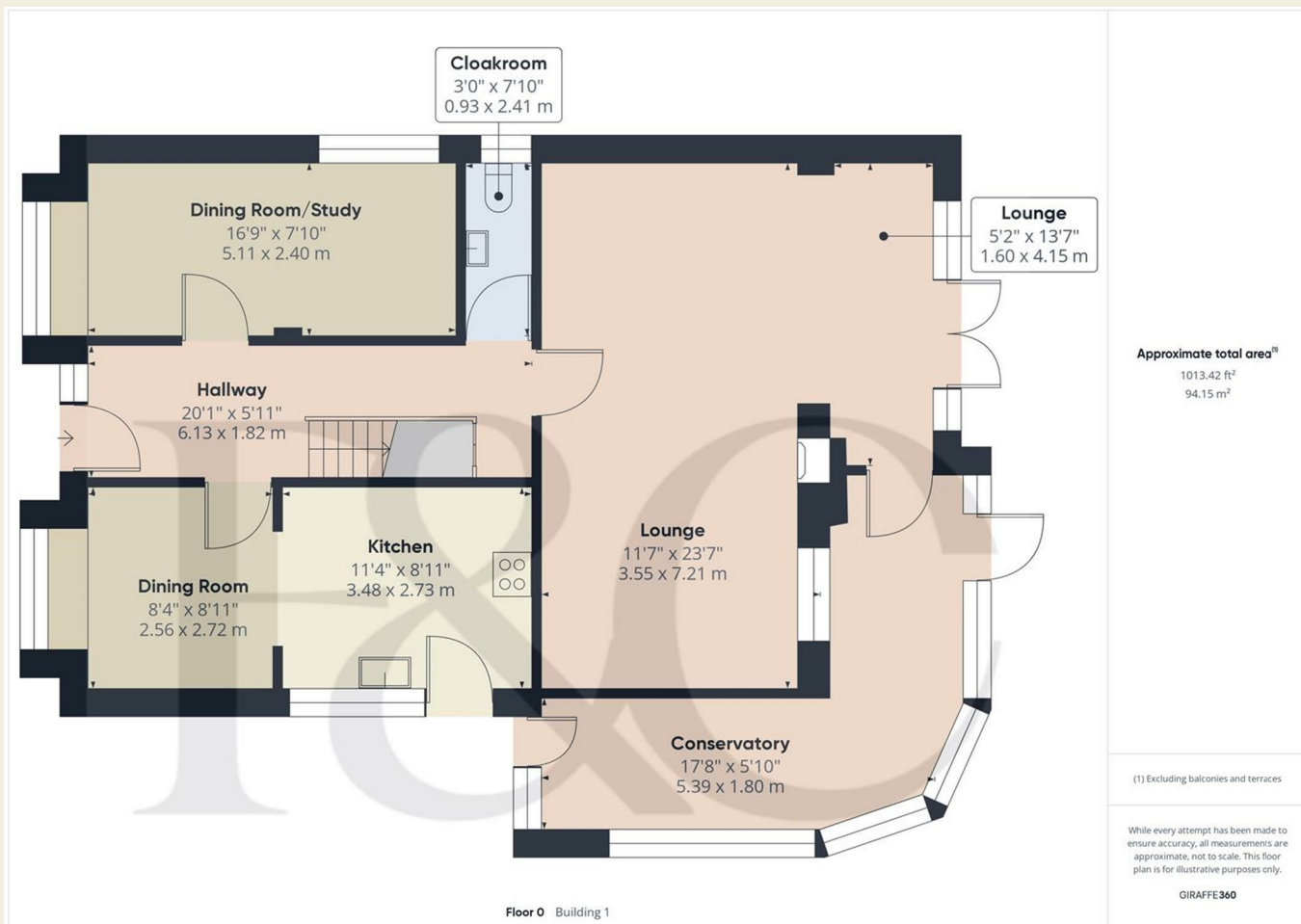
A tarmac driveway provides car standing spaces for two/three vehicles.

Double Garage

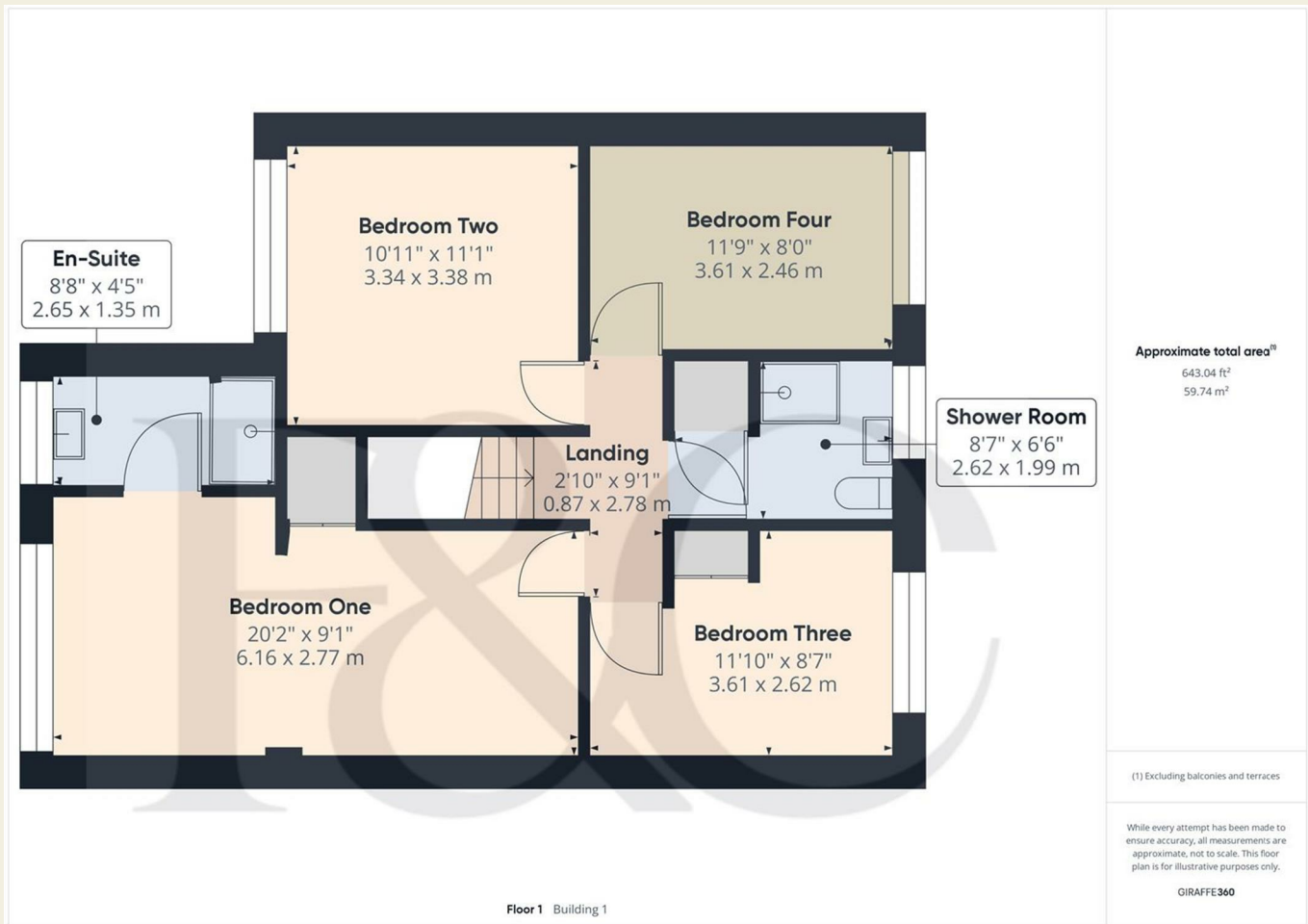
21'10" x 16'7" (6.68 x 5.06)

With concrete floor, power and lighting, side personnel door and up and over electric front door.

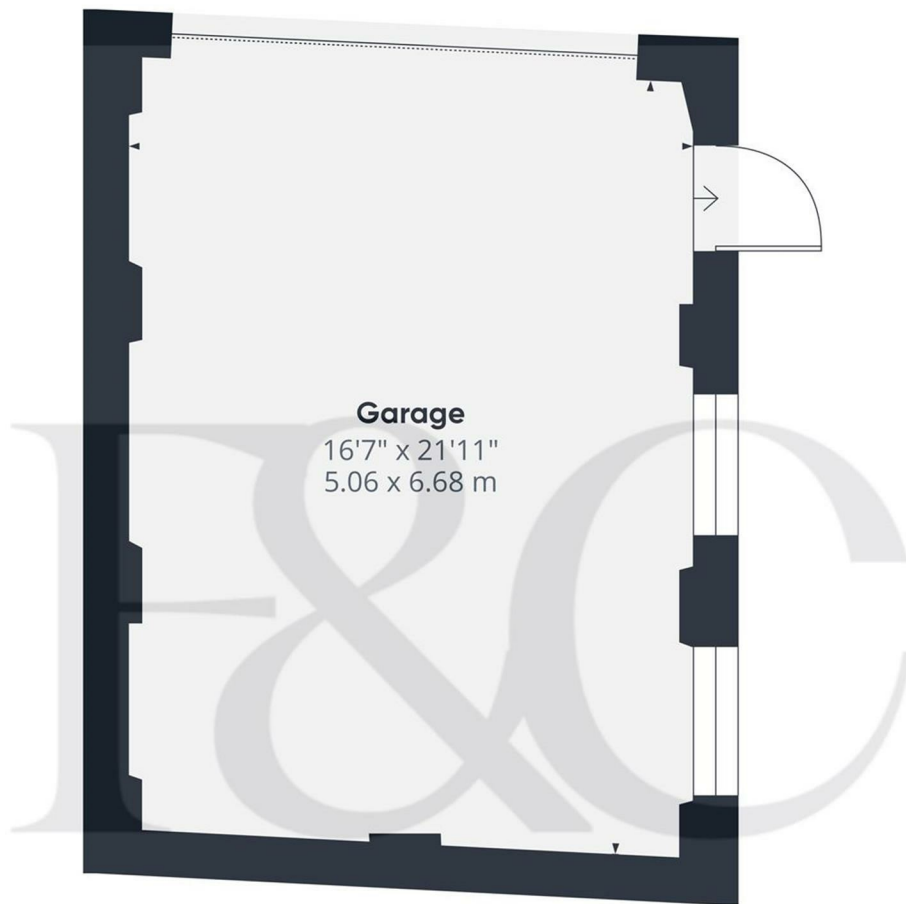
Council Tax Band F



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Floor 0 Building 2


Approximate total area⁽¹⁾
365.43 ft²
33.95 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	79
England & Wales		
EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC 