



## 3 Bed House - Semi-Detached

3 Marsden Close, Duffield, Belper DE56 4DB

Offers Around £289,950 Freehold



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- Family Semi-Detached Home
- Ecclesbourne School Catchment Area
- Cul-de-Sac Location
- Gas Central Heating & Double Glazing
- Lounge with Patio Doors to Garden
- Fitted Living Kitchen/Dining Room
- Three Bedrooms & Family Bathroom
- Landscaped Gardens & Timber Shed
- Driveway for Two Vehicles
- A Short Walk to Duffield Village Amenities

ECCLESBOURNE SCHOOL CATCHMENT AREA – A three bedroom, semi-detached, family home located in a small cul-de-sac location within a short walk to Duffield village amenities.

The gas central heated and double glazed living accommodation briefly consists on the ground floor, entrance hall with staircase leading to first floor, cloakroom/WC, lounge with patio doors opening onto garden and living fitted kitchen/dining room with built-in appliances. The first floor landing leads to three bedrooms, walk-in wardrobe and fitted family shower room.

To the rear of the property is a landscaped, manageable, enclosed rear garden with raised decking area, artificial turf, raised beds with sleepers and timber storage shed.

A tarmac driveway provides car standing spaces for two vehicles.

#### 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, cricket 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

5'9" x 3'10" (1.77 x 1.17)

With double glazed entrance door and staircase leading to first floor.

### Cloakroom

5'9" x 3'0" (1.76 x 0.93)

With low level WC, tiled splashbacks, storage cupboard, double glazed obscure window with fitted blind and internal oak veneer door with chrome fittings.



### Lounge

17'5" x 10'11" (5.33 x 3.34)

With radiator, coving to ceiling, double glazed window with fitted blind with aspect to front, double glazed sliding patio door opening on to rear garden and internal oak veneer door with chrome fittings.



### Kitchen/Dining Room

17'6" x 11'3" (5.35 x 3.43)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in stainless steel five ring gas hob with extractor hood over, built-in double electric fan assistant oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated microwave, spotlights to ceiling, radiator, useful understairs storage cupboard providing storage, double glazed window with fitted blind with aspect to front, double glazed window to rear with fitted blind overlooking rear garden and internal oak veneer door with chrome fittings.



### First Floor Landing

9'6" x 2'5" (2.92 x 0.76)

With double glazed window with fitted blind with aspect to rear and access to roof space.

### Double Bedroom One

11'7" x 11'2" (3.55 x 3.41)

With built-in cupboard housing the combination boiler, radiator, double glazed window with fitted blind with aspect to front and internal oak veneer door with chrome fittings.



### Double Bedroom Two

10'9" x 9'10" (3.30 x 3.00)

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



### Single Bedroom Three

7'5" x 7'1" (2.27 x 2.18)

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



### Family Shower Room

8'1" x 5'6" (2.47 x 1.69)

With separate shower cubicle with shower, fitted washbasin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled effect flooring, heated towel rail/radiator, wall mounted bathroom storage unit, extractor fan, spotlights to ceiling, double glazed obscure window with fitted blind and internal oak veneer door with chrome fittings.



### Walk-In Wardrobe

5'2" x 2'9" (1.60 x 0.84)

With double glazed window with fitted blind and internal oak veneer door with chrome fittings.

### Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with privet hedge.

### Side Access

With side gate and space for storing wheelie bins.



### Rear Garden

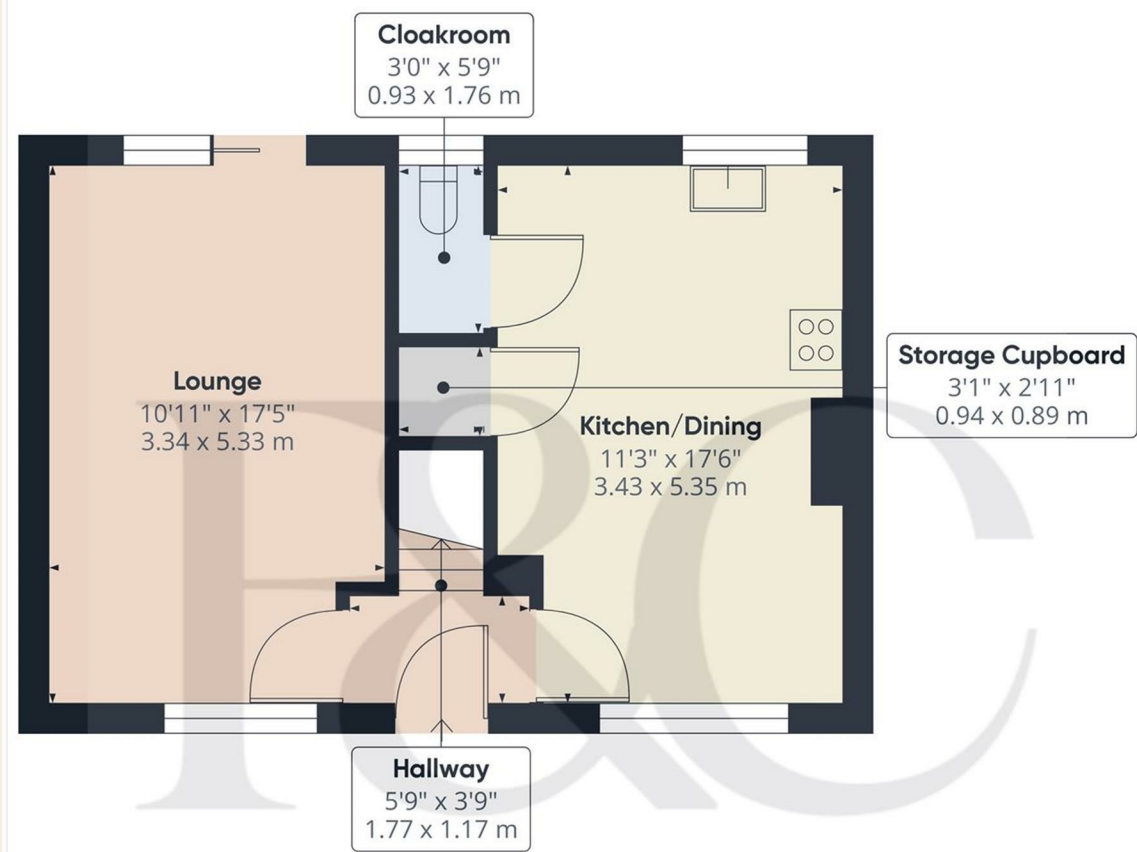
A landscaped, low maintenance, enclosed, rear garden with featured, raised decking area providing a pleasant sitting out entertaining space with neatly kept artificial turf and raised beds with sleepers. Timber shed.



### Driveway

A double width tarmac driveway provides car standing space for two vehicles.

### Council Tax Band C



Floor 0

Approximate total area<sup>(1)</sup>  
444.44 ft<sup>2</sup>  
41.29 m<sup>2</sup>

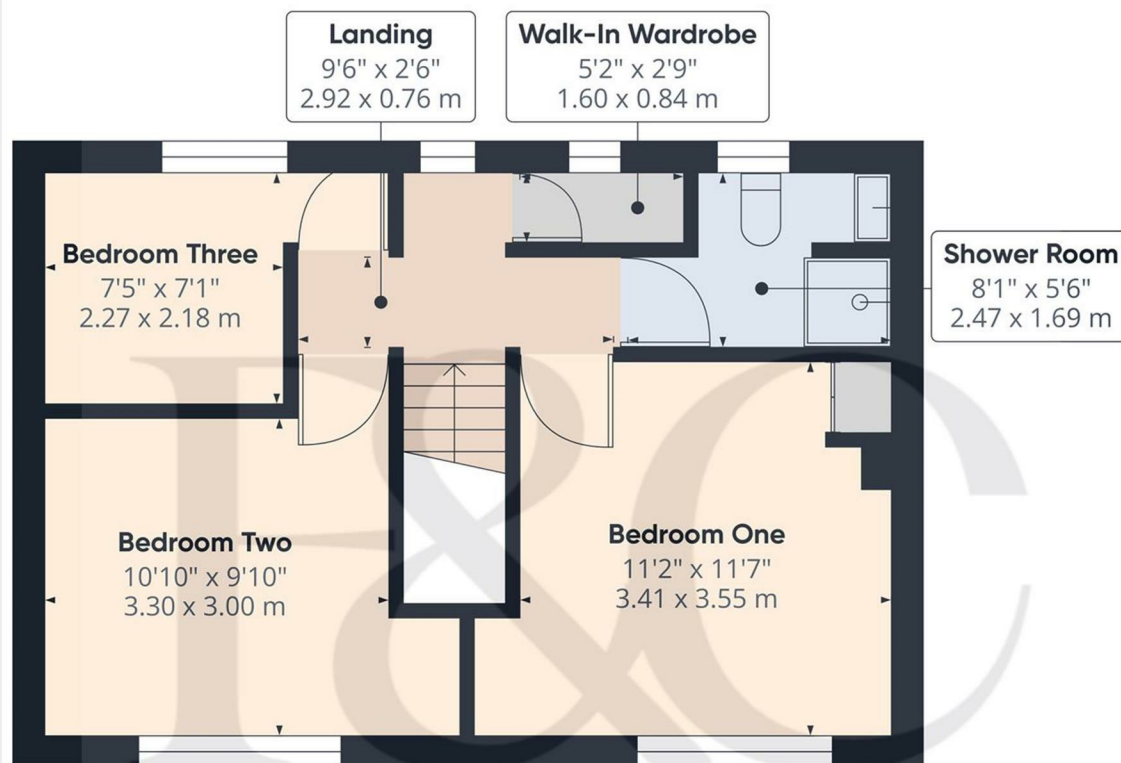
(1) Excluding balconies and terraces

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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Approximate total area<sup>(1)</sup>  
399.13 ft<sup>2</sup>  
37.08 m<sup>2</sup>

(1) Excluding balconies and terraces


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Floor 1

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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