



3 Bed House - Semi-Detached

31 Derby Road, Duffield, Belper DE56 4FL
Offers Around £295,000 Freehold



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- Traditional Semi-Detached Property
- Ecclesbourne School Catchment Area
- Potential to Extend/Loft Conversion (Subject to Planning Permission)
- Lounge with Bay Window
- Living Kitchen/Dining Room
- Three Bedrooms & Family Bathroom
- Large Private Rear Garden – Countryside Views
- Driveway – Off Road Parking
- Character Features
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA – A traditional bay fronted semi-detached property benefiting from a large private garden located in the popular village of Duffield.

The property offers potential to be extend/loft conversion (subject to planning permission)

In brief the gas central heated and double glazed living accommodation briefly consists on the ground floor, entrance hall with staircase leading to first floor, understairs storage cupboard, lounge with bay window and fitted kitchen/dining room. The first floor landing leads to three bedrooms and a fitted family bathroom with shower.

The property is set back from the pavement behind a lawned foregarden and a driveway providing car standing spaces.

Being of a major asset and sale to this particular property is it's large private rear garden mainly laid to lawn with patio.

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

Ground Floor

Entrance Hall

15'1" x 3'3" (4.61 x 1.01)

With double glazed entrance door, wood flooring, deep skirting boards and architraves, high ceiling, radiator, understairs storage cupboard and staircase leading to first floor.



Lounge

13'10" x 10'7" (4.22 x 3.25)

With fireplace, deep skirting boards and architraves, high ceiling, radiator, double glazed bay window and internal panelled door.



Living Kitchen/Dining Room

17'7" x 11'9" (5.36 x 3.59)



Dining Area

With wood flooring, deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear, open space leading to kitchen area, internal panelled door and double glazed door opening onto patio and large rear garden.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base units with matching worktops, built-in electric hob with extractor hood, built-in electric fan assisted oven, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge/freezer and open space leading to dining area.



First Floor Landing

7'3" x 3'5" (2.23 x 1.05)

With deep skirting boards and architraves, high ceiling and double glazed window.



Bedroom One

14'9" x 10'8" (4.52 x 3.26)

With deep skirting boards and architraves, high ceiling, radiator, double glazed bay window with aspect to front and internal panelled door.



Bedroom Two

11'9" x 9'8" (3.59 x 2.95)

With deep skirting boards and architraves, high ceiling, picture rail, built-in cupboard housing the Baxi boiler, double glazed window, pleasant countryside views to rear and internal panelled door.



Bedroom Three

7'5" x 6'5" (2.27 x 1.98)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window with aspect to front and internal panelled door.



Family Bathroom

8'7" x 6'2" (2.63 x 1.89)

With bath with mixer tap/shower, pedestal wash handbasin, low level WC, tile splashbacks, two radiators, high ceiling, extractor fan, two double glazed windows and internal panelled door.



Roof Space

Offers potential for loft conversion (subject to planning permission)

Front Garden

The property is set well back from the pavement by a lawned fore-garden.

Driveway

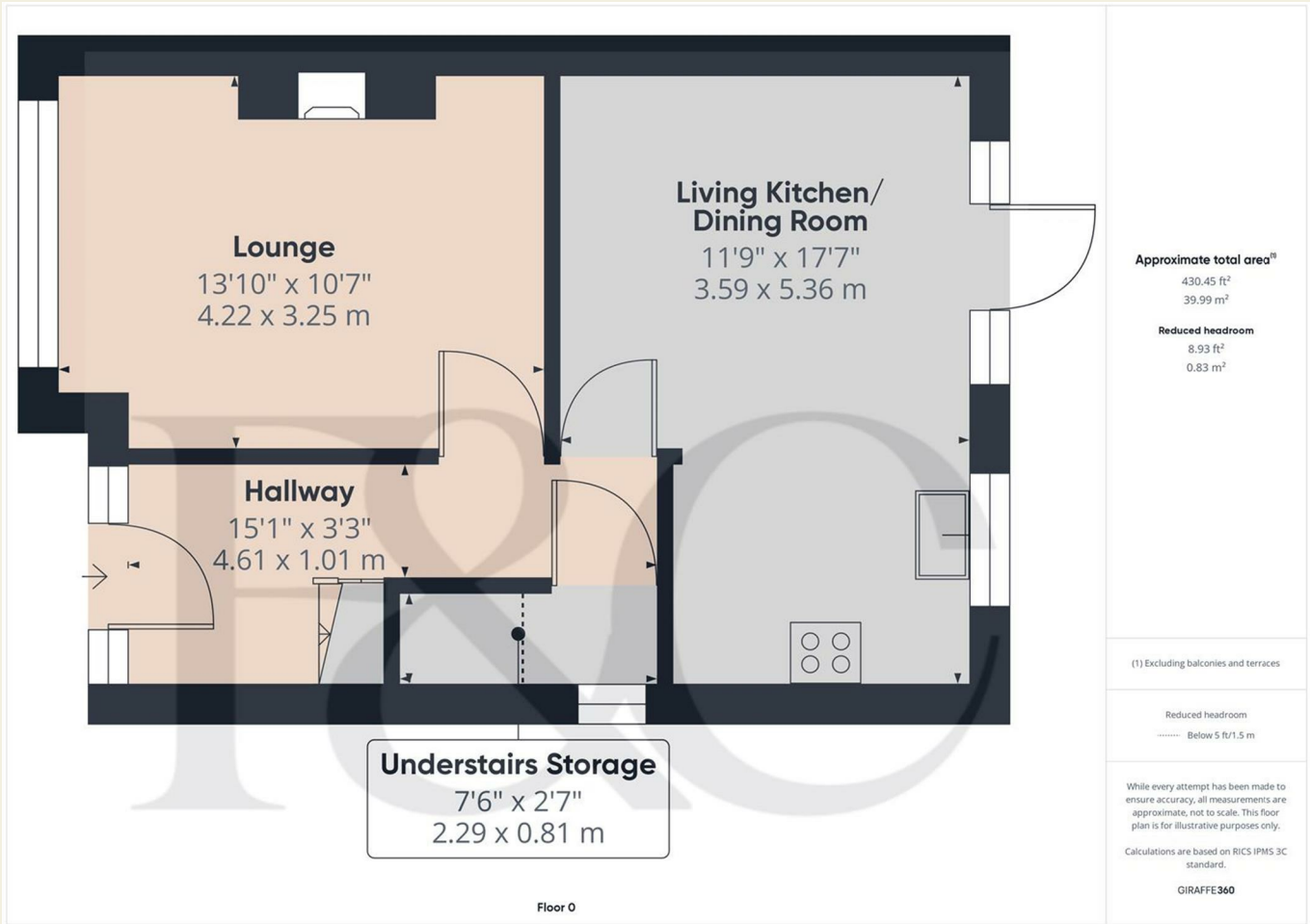
A driveway provides off-road car parking spaces.

Rear Garden

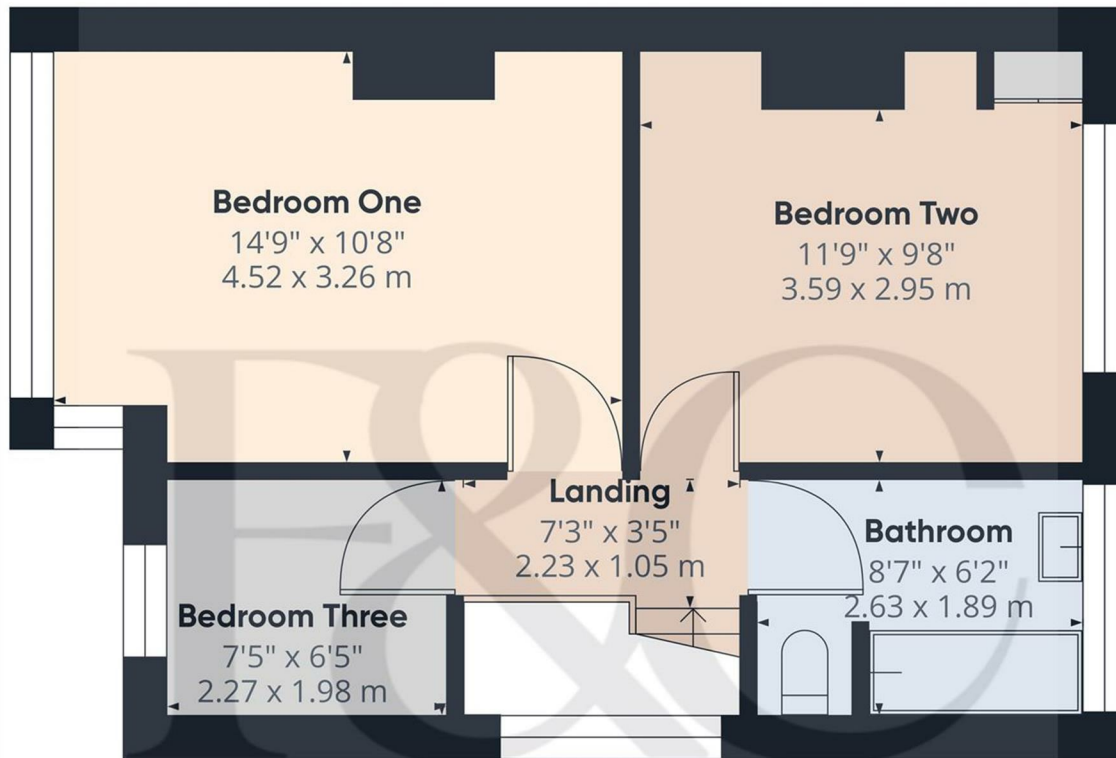
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Council Tax Band - C
Amber Valley



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Approximate total area⁽¹⁾
397.83 ft²
36.96 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 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 

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