



4 Bed House - Detached

4 Avenue Road, Duffield, Belper DE56 4DW

Offers Around £475,000 Freehold



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**Fletcher
& Company**

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- Delightful Detached Property
- Ecclesbourne School Catchment Area
- Open Views - Chevin Golf Course
- Lounge & Dining/Family Room
- Living Kitchen/Diner with Utility & Cloakroom
- Four Bedrooms
- En-suite & Family Bathroom
- Private Garden & Summerhouse
- Driveway & Garage/Workshop
- Viewing Recommended

ECCLESBOURNE SCHOOL CATCHMENT AREA - This extended detached house offers a perfect blend of comfort and convenience with views over Chevin Golf Course.

One of the standout features of this home is its stunning views over the adjacent golf course, providing a picturesque backdrop that enhances the overall appeal. The private garden with summerhouse offers a tranquil outdoor space, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

For those with vehicles, the property includes parking for up to three cars and garage/workshop.

Additionally, the location is close to local amenities, making it easy to access shops, schools, and recreational facilities.

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 Ecclesbourne Secondary School. There is a regular direct train service into Derby (8 minutes) / Nottingham (38 minutes) which lies some 5/13 miles respectively to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football and the noted Chevin Golf course (only 200 yards away). 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.

Ground Floor

Entrance Porch

5'3" x 4'5" (1.61 x 1.36)

With double glazed entrance door, double glazed window and coat hangers.

Hallway

With radiator, double glazed obscure side window, oak glazed internal door with chrome fittings, telephone point and staircase leading to the first floor.

Lounge

20'3" x 10'4" (6.18 x 3.15)

With oak effect laminated flooring, radiator, spotlights to ceiling, TV point, two double glazed windows, double glazed French doors opening onto paved patio and rear garden, pleasant far reaching views including views over the Chevin Golf Club and beyond and oak glazed internal door with satin chrome fittings.



Dining/Family Room

14'7" x 11'10" (4.45 x 3.63)

With attractive feature fireplace with Portway 5kw multi fuel log-burner, oak effect laminated flooring, radiator, TV point, double glazed window with aspect to the front and oak glazed internal door with chrome fittings.



Living Kitchen/Diner

16'1" x 15'5" (4.91 x 4.71)

With one and a half bowl stainless steel sink unit with mixer tap including filter tap and Insinkerator waste disposal unit, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, concealed worktop lights, built-in Neff five ring gas hob with glass splash-back and stainless steel extractor hood over, built-in Neff stainless steel microwave, built-in Neff stainless steel double electric fan assisted oven, integrated tall Neff fridge and plumbing for dishwasher. Matching fitted central breakfast island with fitted base cupboards and drawer units beneath, fitted dresser unit including two matching wall mounted illuminated china display cabinets with glass shelving and built-in wine rack, pull-out larder unit, tiled effect flooring, radiator, telephone point, spotlights to ceiling, two light tunnels, double glazed side access door and oak glazed internal door with satin chrome fittings.



Utility Room

8'5" x 7'6" (2.58 x 2.30)

With one and a half bowl stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, space for tumble dryer, space for fridge/freezer, integral door giving access to the garage, extractor fan, light tunnel and internal panelled door with satin chrome fittings opening into the living kitchen/diner.



Cloakroom

5'7" x 2'7" (1.71 x 0.79)

With WC, fitted wash basin with fitted storage cupboard beneath, heated towel rail/radiator, double glazed obscure window, extractor fan and integral door with chrome fittings.

First Floor

Landing

With feature oak/glass balustrade, double glazed obscure window to side and access to the roof space which is boarded providing storage with light and pull down loft ladder. Loft is boarded providing storage with electric and natural light via Velux roof window.

Bedroom One

12'0" x 11'5" (3.68 x 3.50)

With radiator, wall mounted split air conditioning unit, built-in double wardrobes, double glazed window with aspect to the rear, pleasant open views to the rear including views over the Chevin Golf Club and beyond and internal panelled door with satin chrome fittings.



En-Suite

8'4" x 5'10" (2.56 x 1.79)

With separate shower cubicle with electric shower, fitted wash basin with chrome fittings and fitted storage cupboards beneath, low level WC, fully tiled walls, heated chrome towel rail/radiator, extractor fan, fitted illuminated mirror, double glazed obscure window and internal panelled door with satin chrome fittings.



Bedroom Two

11'5" x 7'1" (3.49 x 2.17)

With radiator, wall mounted split air conditioning unit, double glazed window with aspect to the rear, open views over the Chevin Golf Club and beyond and internal panelled door with satin chrome fittings.



Bedroom Three

9'0" x 8'8" (2.76 x 2.66)

With radiator, double glazed window with aspect to the front and internal panelled door with satin chrome fittings.



Bedroom Four

11'10" x 7'2" (3.62 x 2.20)

With radiator, double glazed window with aspect to the front and internal panelled door with satin chrome fittings.



Family Bathroom

8'7" x 5'5" (2.63 x 1.66)

In white with bath with chrome fittings with shower screen door, chrome shower over with hand shower attachment and rain shower head above, fitted wash basin with chrome fittings with fitted storage cupboard beneath, low level WC, fully tiled walls, heated towel rail/radiator, wall mounted mirrored medicine cabinet, built-in cupboard housing the Worcester Bosh Greenstar Combination boiler (fitted October 2023), double glazed obscure window and internal panelled door with satin chrome fittings.



Front Garden

The property is set back from the pavement edge behind a lawned garden with paved pathway leading to the entrance porch. Outside lighting.

Rear Garden

Being of a major asset to the sale of this particular property is its rear garden enjoying open views over the Chevin Golf Club and beyond. The garden has three areas, the first area has a raised patio providing a pleasant sitting out and entertaining space with steps leading down to a lawned garden with raised flower beds and a third area accessed via both decking steps and stone steps leading to a lower level garden which is laid to lawn with raised beds and summer house. Outside power, light and cold water tap. Side access with gate.



Summer House

7'10" x 7'9" (2.41 x 2.37)

With double opening front doors, power and lighting.

Driveway

A driveway provides car standing space.

Integral Garage

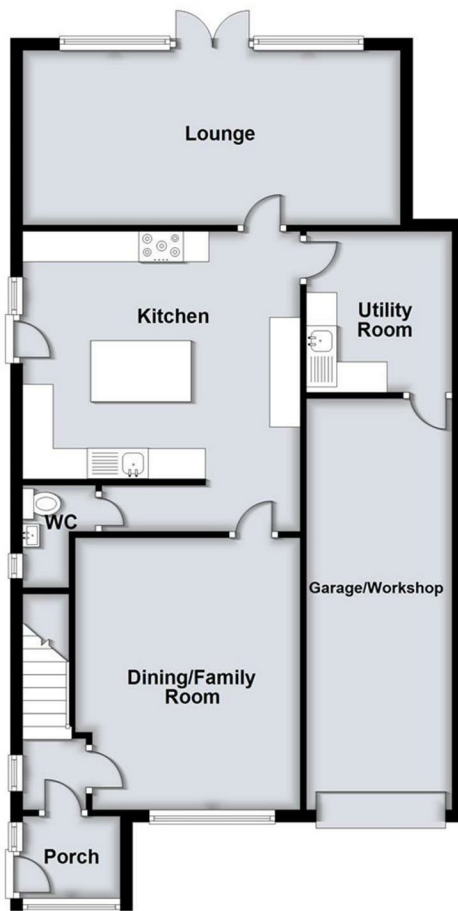
22'2" x 7'10" (6.77 x 2.40)

With power and lighting, rear access door giving access to the property itself and electric roll up front door.

Security

The property is fitted with an alarm and CCTV.


Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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	