



5 Bed House - Detached

16 Broom Close, Duffield, Belper DE56 4GU

Offers Around £535,000 Freehold



5



3



3



D

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Spacious Family Detached Home
- Ecclesbourne School Catchment Area
- Lounge, Family Room, Study
- Living Kitchen/Dining Room
- Four/Five Bedrooms & Three Bathrooms
- Generous Gardens, Two Sheds & Summerhouse
- Large Block Paved Driveway For Approximately Four/Five Cars
- Cul-de-Sac Location
- A Short Walk To Duffield Village Amenities
- Garage Space (subject to planning permission)

ECCLESBOURNE SCHOOL CATCHMENT AREA – this spacious detached family home offers an exceptional living experience in Duffield. With a generous 1,778 square feet of living space, this property is perfect for families seeking comfort and convenience.

The house boasts three well-proportioned reception rooms, providing ample space for relaxation and entertaining. The five bedrooms are thoughtfully designed, ensuring that everyone in the family has their own private sanctuary. With three modern bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

The property features a large driveway with parking for up to five vehicles, complemented by additional garage space subject to planning permission, making it ideal for families with multiple cars or those who enjoy outdoor activities. The recent installation of a new central heating boiler in 2023, along with a Hive system, ensures that the home remains warm and energy-efficient throughout the year.

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

15'2" x 5'11" (4.63 x 1.81)

With entrance door, inset door mat, tiled effect flooring, radiator, staircase leading to first floor and understairs storage cupboard.

Lounge

21'10" x 9'6" (6.66 x 2.90)

With gas burning stove with raised stone hearth, wood effect flooring, internal pine panelled door, three radiators, double glazed window to front, three double glazed windows to rear and double glazed door giving access to garden.



Bedroom Five/Study

9'10" x 6'10" (3.02 x 2.09)

With wood effect floor, radiator, double glazed window to front and internal pine panelled door.



Dressing Room/Study

6'10" x 5'11" (2.10 x 1.82)

With wood effect flooring, radiator and open archway.



Family Room

14'11" x 7'10" (4.55 x 2.39)

With electric fire, wood effect flooring, radiator, double glazed window to front and internal pine panelled door (potential to convert into a garage if desired)

Inner Hallway/Study

14'7" x 8'2" (4.46 x 2.49)

With wood effect flooring, radiator and double glazed window to rear.



Living Kitchen/Dining Room

16'2" x 14'7" (4.93 x 4.46)

With one and a half sink units with mixer tap, wall and base fitted units with matching worktops, kitchen island with matching worktops and fitted base cupboards underneath, plumbing for dishwasher, tiled effect flooring, electric cooker, spotlights to ceiling, radiator, double glazed window to side, double glazed window to rear, double glazed French doors opening onto gardens.



Utility

6'10" x 6'6" (2.10 x 1.99)

With single stainless steel sink unit with mixer tap, cupboards, worktops, plumbing for automatic washing machine, space for tumble dryer, central heating boiler, tile effect flooring, radiator, double glazed window and internal panelled door giving access to ground floor bathroom.

Ground Floor Bathroom

7'3" x 5'7" (2.22 x 1.72)

With bath with electric shower, pedestal wash handbasin, low level WC, fully tiled walls, tiled effect flooring, heated towel/radiator and double glazed obscure window.



First Floor Landing

17'1" x 4'11" & 7'4" x 2'11" (5.21m x 1.50m & 2.24m x 0.89m)

With radiator, two double glazed Velux windows to rear and access through space.

Bedroom One

14'9" x 12'11" (4.50 x 3.95)

With pine cladded ceiling, spotlights to ceiling, radiator, storage cupboard housing the hot water cylinder, two double glazed Velux style windows and internal pine panelled door.



En-Suite

9'5" x 2'8" (2.88 x 0.83)

With separate shower cubicle with shower, fitted wash basin, fitted cupboard underneath, low level WC, shaver point, tile splashbacks, spotlights to ceiling, heated towel/radiator and double glazed obscure window.



Bedroom Two

12'7" x 9'4" (3.84 x 2.85)

With radiator, storage into eaves, double glazed window to rear and internal pine panelled door.



Bedroom Three

10'4" x 8'7" (3.17 x 2.62)

With radiator, double glazed window to front and internal pine panelled door.



Bedroom Four

14'7" x 7'8" (4.45 x 2.34)

With radiator, two cupboards into the eaves, double glazed window to side and internal pine panelled door.



Family Bathroom

9'10" x 6'5" (3.02 x 1.97)

With bath, pedestal wash handbasin, low level WC, separate shower cubicle with shower, heated towel/radiator, tiled splashbacks, wall mounted mirror/medicine cabinet, double glazed Velux window and internal pine panelled door.



Rear Garden

To the rear of the property is an enclosed rear garden laid to lawn, with rear access gate and three specimen trees.



Side Garden

Side garden with a large decking area providing a pleasant, sitting out, entertaining space leading to a corner summer house.



Summer House

With double opening glazed doors.

Two Timber Sheds

Sheds providing storage (garage space subject to planning permission)

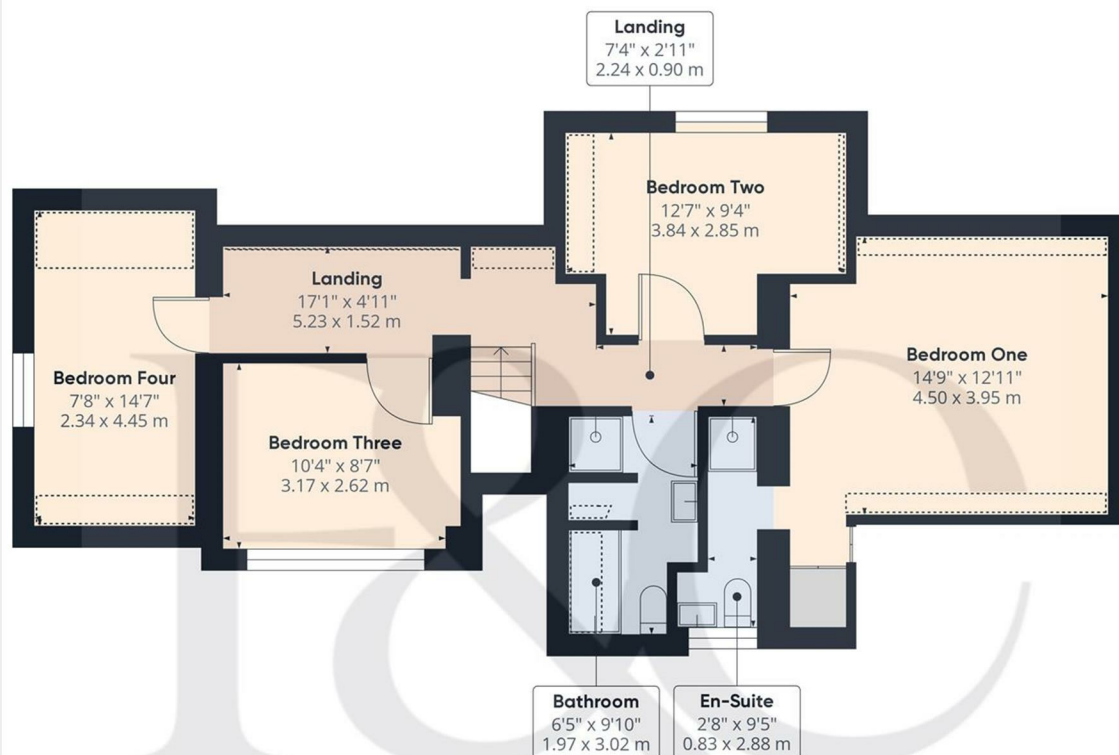
Driveway

A large, block paved driveway provides car standing spaces for approximately five cars.

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.



Approximate total area⁽¹⁾
716.05 ft²
66.52 m²

Reduced headroom
123.48 ft²
11.47 m²

(1) Excluding balconies and terraces




Reduced headroom
(below 1.5m/4.92ft)

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

Floor 1

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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

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.