



4 Bed House - Semi-Detached

30 Holloway Road, Duffield, Belper DE56 4FE

Offers Around £399,950 Freehold



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& Company**

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- Extended & Spacious Family Home – 1,448 square feet
- Ecclesbourne School Catchment Area
- Lounge & Study
- Kitchen & Dining Room
- Four Generous Sized Bedrooms & Two Bathrooms
- Private Gardens – Not Over Looked
- Large Driveway for Approximately Four Vehicles
- Garage & Carport
- A Short Walk to Duffield Village Amenities & Children's Park
- Must Be Viewed

ECCLESBOURNE SCHOOL CATCHMENT AREA – This LARGE semi-detached house offers accommodation for the family looking for an annexe or extra space. Spanning 1,448 square feet, this extended family home boasts four well-proportioned bedrooms and two bathrooms.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining and a kitchen. The layout is designed to cater to modern family life, ensuring that everyone has their own space while still feeling connected. The property also features a potential annexe, which can serve as a guest suite, home office, or playroom, adding to the home's appeal.

There is a large driveway that accommodates up to four vehicles, complemented by a garage and carport for added convenience. This generous parking space is a rare find in the area, making it perfect for families with multiple vehicles.

Location is key, and this home is ideally situated within walking distance to Duffield Village, where you will discover a range of excellent amenities, including shops, cafes, and schools. Additionally, the nearby recreation park offers a wonderful space for outdoor activities.

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 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 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

8'7" x 2'7" (2.62 x 0.81)

With entrance door, radiator and staircase leading to first floor.

Coat Space

7'1" x 2'8" (2.16 x 0.83)

Lounge

19'9" x 13'3" (6.03 x 4.06)

With stone fireplace, two radiators and double glazed sliding patio doors opening onto rear garden.



Dining Room

9'9" x 8'9" (2.99 x 2.67)

With wood parquet flooring, radiator and double glazed window.



Kitchen

13'8" x 8'8" (4.17 x 2.66)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in double electric fan assisted oven, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, tiled effect flooring, radiator and two double glazed windows.



Bedroom Four/Study

14'0" x 7'10" (4.28 x 2.40)

With radiator and built-in cupboard.



Rear Entrance

4'8" x 3'4" (1.43 x 1.02)

With double glazed entrance door giving access to garden.

Outside WC

4'6" x 2'3" (1.39 x 0.71)

With WC.

First Floor Landing

5'10" x 3'9" (1.78 x 1.15)

With double glazed window and access to roof space.

Study

9'11" x 5'8" (3.03 x 1.74)

With radiator, wood flooring and double glazed window with aspect to front.

Bedroom One

16'8" x 10'8" (5.10 x 3.26)

With two radiators, double glazed window to side and two double glazed windows to front.



Dressing Room

10'9" x 4'11" (3.29 x 1.51)

With radiator, double glazed window to rear and door giving access to en-suite.

En-Suite

5'5" x 4'11" (1.67 x 1.51)

With separate shower cubicle with electric shower, low level WC, Orka handy heater and double glazed obscure window.

Bedroom Two

12'10" x 9'3" (3.93 x 2.82)

With built-in wardrobe, radiator and double glazed window to rear.



Bedroom Three

9'10" x 7'10" (3.00 x 2.39)

With radiator and double glazed window to rear.



Family Bathroom

5'10" x 5'6" (1.80 x 1.70)

With bath, pedestal wash handbasin, low level WC, tile splashbacks, wood effect flooring, radiator and double glazed obscure window.



Front Garden

The property is set back from the pavement edge behind a lawned garden and also offers a potential to extend the driveway if desired.

Rear Garden

To the rear of the property is a private, enclosed, rear garden designed for low maintenance with large patio/terrace area with raised beds with stone walling and vegetable boxed beds.



Driveway

A driveway provides off-road car parking for approximately three vehicles and has electrical socket.

Carport

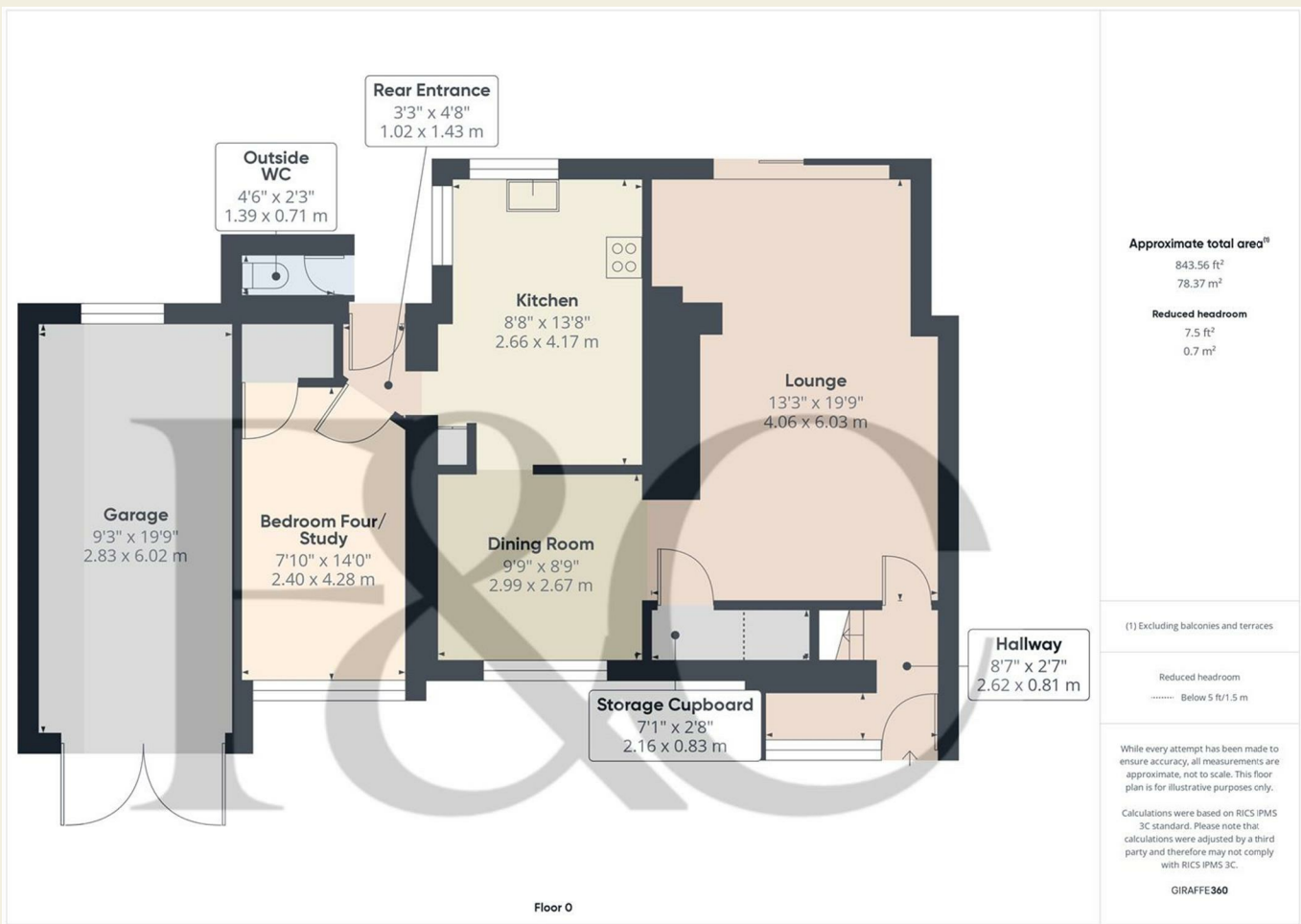
A fenced and gated area perfect for leisure activities. With lighting.

Garage

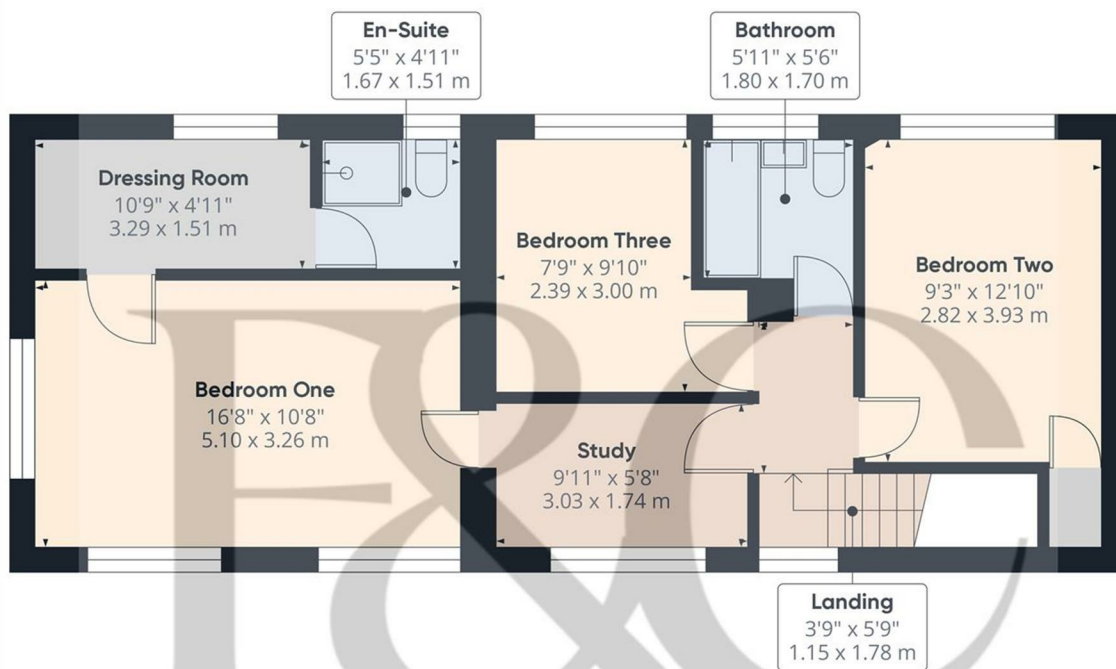
19'9" x 9'3" (6.02 x 2.83)

With electric door.

Council Tax Band D



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Approximate total area⁽¹⁾
604.92 ft²
56.2 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.


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		
	70	80
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 	

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