



## 5 Bed House - Detached

69 Hall Farm Road, Duffield, Belper DE56 4FJ

Offers Around £595,000 Freehold



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**Fletcher  
& Company**

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- Beautiful Extended Family Detached Home
- Ecclesbourne School Catchment Area
- Gas Central Heating & Double Glazing
- Lounge
- Superb Living Kitchen/Dining/Family Room
- Utility Room & Cloakroom
- Five Bedrooms (Bedroom Five/Study)
- Fitted En-Suite Bathroom & Fitted Family Shower Room
- Landscaped South Facing Garden with Brick Built Fire Pit
- Large Driveway & Garage

**ECCLESBOURNE SCHOOL CATCHMENT AREA** – This beautiful extended family detached home offers an exceptional living experience. Spanning an impressive 1,741 square feet, the property boasts a well-designed layout that is perfect for modern family life.

The heart of the home is undoubtedly the superb living kitchen/dining/family room, which creates a warm and inviting atmosphere for family gatherings and social occasions. This area is designed to be both functional and stylish, making it the ideal space for culinary adventures and family meals.

The property features five bedrooms and two bathrooms, including a versatile fifth bedroom that can easily serve as a study, catering to the needs of a growing family or those who work from home.

Outside, the landscaped south-facing garden is a true highlight, providing a serene outdoor space for relaxation and play. With parking available for up to three vehicles and garage, this home is not only practical but also offers a sense of ease for family life.

### 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. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also 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.

The famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities.

### Accommodation



## Ground Floor

### Entrance Hall

15'0" x 5'3" (4.58 x 1.61)

With entrance door, large inset doormat, radiator, spotlights to ceiling, smoke alarm and staircase leading to first floor.

### Cloakroom

7'1" x 2'4" (2.18 x 0.72)

With low level WC, pedestal wash handbasin, radiator, extractor fan and internal door with chrome fittings.

### Lounge

14'7" x 10'10" (4.47 x 3.32)

With wall mounted feature electric fire, radiator, double glazed window and internal door with chrome fittings.



### Living Kitchen/Dining Room/Family Room

25'4" x 14'9" (7.74 x 4.52)



### Family Room Area

With two radiators, vaulted ceiling, spotlights to ceiling, double glazed window to rear, open space leading into dining and kitchen area and double glazed French doors opening onto paved patio and private garden.



### Dining Area

With radiator, spotlights to ceiling, double glazed window and open space leading into family area and kitchen area.



### Kitchen Area

12'8" x 8'3" (3.88 x 2.53)

With one and a half sink units with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob with extractor hood over, built-in double electric fan assistant oven, integrated fridge, integrated dishwasher, continuation of the workshops forming a useful breakfast bar area, half glazed internal door with chrome fittings, open space leading into dining and family room, double glazed window with tile sill overlooking the private rear garden and internal door with chrome fittings opening into utility room.



### Utility Room

10'9" x 9'0" (3.28 x 2.76)

With single stainless steel sink unit with mixer tap, fitted work tops with fitted base cupboards, a further range of storage cupboards, tiled effect vinyl flooring, radiator, spotlights to ceiling, plumbing for automatic washing machine, double glazed window and double glazed door opening onto patio and private rear garden.



### First Floor Landing

With built-in storage cupboard with shelving providing storage.

### Double Bedroom One

13'3" x 8'11" (4.04 x 2.73)

With radiator, double glazed window to rear and internal door with chrome fittings.



### Walk-In Wardrobe/Dressing Room

11'7" x 5'4" (3.55 x 1.63)

With radiator, spotlights to ceiling, double glazed window with fitted blind and internal door with chrome fittings.



### En-Suite Bathroom

10'1" x 5'5" (3.09 x 1.67)

With bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, walk-in double shower with chrome fittings including shower, heated chrome towel rail/radiator, tiled effect vinyl flooring, spotlights to ceiling, extractor fan, double glazed obscure window with fitted blind and internal door with chrome fittings.





### Double Bedroom Two

11'4" x 11'3" (3.46 x 3.43)

With fitted wardrobe, radiator, coving to ceiling, double glazed window with aspect to front and internal door with chrome fittings.



### Double Bedroom Three

11'3" x 9'0" (3.45 x 2.76)

With built-in wardrobe, radiator, double glazed window to rear and internal door with chrome fittings.



### Double Bedroom Four

11'8" x 9'0" (3.56 x 2.76)

With radiator, double glazed window to front and internal door with chrome fittings.



### Bedroom Five/Study

7'9" x 6'6" (2.37 x 2.00)

With radiator, coving to ceiling, double glazed window to front and half glazed internal door with chrome fittings.



### Family Shower Room

6'7" x 5'2" (2.01 x 1.58)

With double shower cubicle with chrome fittings including shower, pedestal wash handbasin with chrome fittings, low level WC, tiled effect vinyl flooring, heated towel rail/radiator, spotlights to ceiling, extractor fan, double glazed obscure window and internal door with chrome fittings.



### Front Garden

The property is set back from the pavement edge behind a small, low maintenance, gravelled fore-garden with plants.

### Rear Garden

Enjoying a warm south facing aspect the garden enjoys a circular lawned area complimented by gravel beds, brick built fire pit, raised rockery, bedding plants, very well screened, fencing and large sun patio providing a pleasant sitting out entertaining space.



### Driveway

A large tarmac driveway with block paved edges provides car standing spaces for three cars.

Garage

16'4" x 8'1" (4.99 x 2.48)

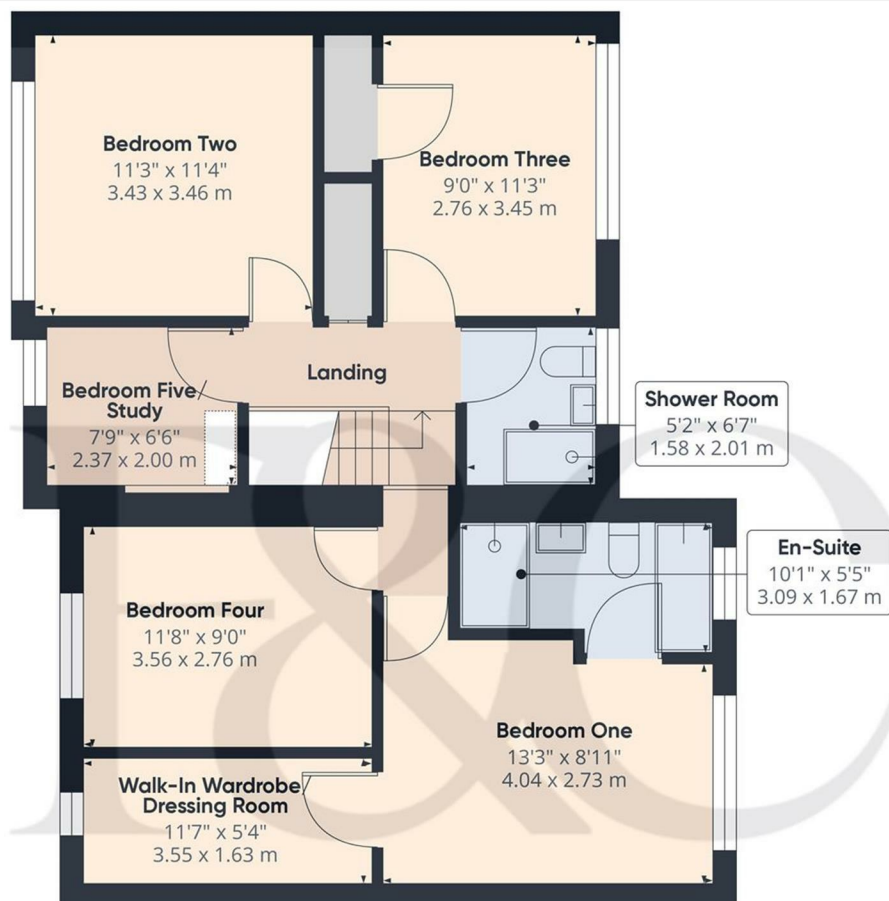
With power and lighting, boiler and up and over front door.

Council Tax Band D



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Floor 1


Approximate total area<sup>(1)</sup>  
733.77 ft<sup>2</sup>  
68.17 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	67	78
<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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