



6 Bed House - Semi-Detached

Grante Brigge, 1 Castle Hill, Duffield, Belper DE56 4EA
Offers Around £845,000 Freehold



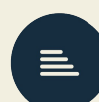
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Fletcher
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www.fletcherandcompany.co.uk

- Charming & Spacious Family Home
- Ecclesbourne School Catchment Area
- Lounge, Family/Dining Room & Study
- Kitchen/Diner, Utility & Cloakroom
- Six Double Bedrooms & Three Bathrooms
- Generous Corner Plot Garden - Summerhouse & Gardeners Tool Store
- Driveway & Double Garage with Electric Door
- Spectacular Views Over The Derwent Valley
- Close To Duffield Village & Chevin Golf Course
- Character Features - Viewing Advised

ECCLESBOURNE SCHOOL CATCHMENT AREA - Adjacent to Duffield Castle and enjoying far-reaching views over The Derwent Valley, this charming Victorian family home offers a perfect blend of elegance and spacious living. With six double bedrooms and three bathrooms, this property is ideal for families seeking comfort and style.

Upon entering, you are met by an impressive hallway leading off from the large porch area. From this there are two inviting reception rooms that provide ample space for relaxation and entertaining and a generous kitchen/diner, which is perfect for family meals and gatherings. Additionally, a utility room and cloakroom adds to the practicality of this delightful residence.

The property boasts pleasant gardens to three sides providing a serene outdoor space for children to play or for hosting summer barbecues.

Also the property benefits from a double garage and car parking.

The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket and 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.

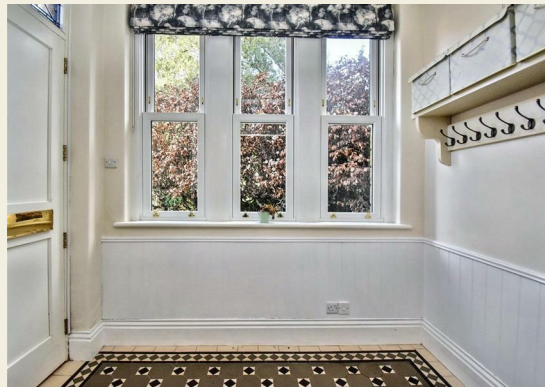
Accommodation

Ground Floor

Porch

7'10" x 5'2" (2.41 x 1.58)

With double opening panelled entrance doors, pattern tiled flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, three matching double glazed sash style windows, stained glass window with leaded finish and internal half glazed doors opening into entrance hall.



Entrance Hall

25'5" x 7'11" (7.77 x 2.42)

With herringbone solid wood flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, two radiators, period style sash window, two under-stairs storage cupboards and attractive staircase with pine balustrade leading to first floor.



Cloakroom

5'2" x 3'10" (1.58 x 1.19)

With low level WC, fitted washbasin with fitted base cupboard underneath, tiled flooring, period style radiator, sash period style window and internal door.

Lounge

17'2" x 14'0" (5.25 x 4.27)

With chimney breast incorporating characterful fireplace with open grate fire and raised hearth, deep skirting boards and architraves, high ceiling, picture rail, coving to ceilings, attractive fitted book shelving and storage cupboards either side of chimney breast, pleasant far-reaching views, fitted wall lights, two radiators, four matching double glazed sash style windows and internal panelled door.



Dining/Family Room

13'9" x 13'5" (4.21 x 4.11)

With chimney breast, wood flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, radiator, pleasant far-reaching views, double glazed double opening doors opening onto paved patio and gardens and internal panelled door.



Kitchen/Diner

13'10" x 11'5" (4.23 x 3.49)

Designed and fitted by Pre-Eminence of Matlock consisting of a solid oak kitchen with one and a half stainless steel sink unit with chrome mixer tap, wall and base fitted units with granite worktops, Space for a Range style cooker with extractor hood over, space for a plumbed American style fridge/freezer, tiled flooring, integrated dishwasher, high ceiling, spotlights to ceiling, heated chrome towel rail/radiator, two matching double glazed sash style windows overlooking rear garden, concealed worktop lights and internal panelled door.



Utility Room

8'3" x 7'9" (2.53 x 2.37)

With single sink with chrome mixer tap, wood worktop, tiled splash-back, wall cupboards, base cupboard, plumbing for automatic washing machine, space for tumble dryer, quarry tiled flooring, additional shelving and storage cupboards, wall mounted Worcester boiler, high ceiling, panelled door giving access to garden, double glazed sash style window and internal panelled door.



First Floor

Landing

With deep skirting boards and architraves, high ceiling, door opening onto staircase which leads to the second floor, built-in storage cupboards and half glazed double doors opening into study.

Bedroom One

17'3" x 11'9" (5.28 x 3.60)

With a good range of built-in wardrobes providing storage, deep skirting boards and architraves, high ceiling, coving to ceiling, chimney breast, radiator, pleasant far-reaching views, three matching double glazed sash style windows and internal panelled door.



En-Suite

8'7" x 5'4" (2.63 x 1.64)

With separate shower cubicle, fitted washbasin with fitted base cupboard underneath, low level WC, extractor fan, heated chrome towel rail/radiator and internal panelled door.



Bedroom Two

13'11" x 12'4" (4.26 x 3.76)

With double fitted cupboard, chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, pleasant far-reaching views, two matching double glazed sash style windows and internal panelled door.



Bedroom Three

13'9" x 12'6" (4.20 x 3.83)

With chimney breast, built-in cupboard with glass doors, deep skirting boards and architraves, high ceiling, coving to ceiling, feature wallpapered wall, radiator, two matching double glazed sash style windows and internal panelled door.



Study

9'4" x 8'0" (2.85 x 2.46)

With wood style laminate flooring, radiator, feature wallpapered wall, deep skirting boards and architraves, high ceiling, coving to ceiling, two double glazed sash style windows and internal double opening half glazed doors.

Family Bathroom

11'7" x 7'4" (3.54 x 2.24)

With bath with chrome mixer tap/hand shower attachment, fitted washbasin with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome rainfall shower, tiled splash-backs, tiled flooring, built-in mirrored medicine cabinet, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, storage cupboard, double glazed sash style obscure window and internal panelled door.



Second Floor

Landing

With useful built-in storage cupboards, deep skirting boards and architraves, high ceiling, feature wallpapered wall, double glazed skylight window and access to roof space.



Bedroom Four

17'4" x 14'0" (5.29 x 4.27)

With character deep skirting boards and architraves, two radiators, pleasant far-reaching views, two matching double glazed sash style windows, chimney breast and internal panelled door.



Bedroom Five

12'7" x 10'4" (3.85 x 3.17)

With deep skirting boards and architraves, three matching double glazed sash style windows, radiator, pleasant far-reaching views and internal panelled door.



Bedroom Six

12'2" x 9'9" (3.72 x 2.98)

With deep skirting boards and architraves, three matching double glazed sash style windows and internal panelled door.



Family Bathroom

9'6" x 7'10" (2.90 x 2.39)

With bath with chrome mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, separate shower cubicle with electric shower, tiled effect flooring, deep skirting boards and architraves, heated towel rail/radiator, extractor fan, double glazed sash style window and internal panelled door.



Walk-In Store Room

13'1" x 7'8" (3.99 x 2.35)

Providing storage with light, sash period style window and internal panelled door.

Gardens

The property enjoys pleasant sunny gardens to the front, side and rear. The gardens are mainly laid to lawn with a varied selection of shrubs, plants, patio and seating areas providing a pleasant sitting out and entertaining space. Outside store. Summerhouse. Timber store.



Driveway

A block paved driveway provides off road parking with electric car charging point.

Double Garage

20'0" x 18'4" (6.10 x 5.60)

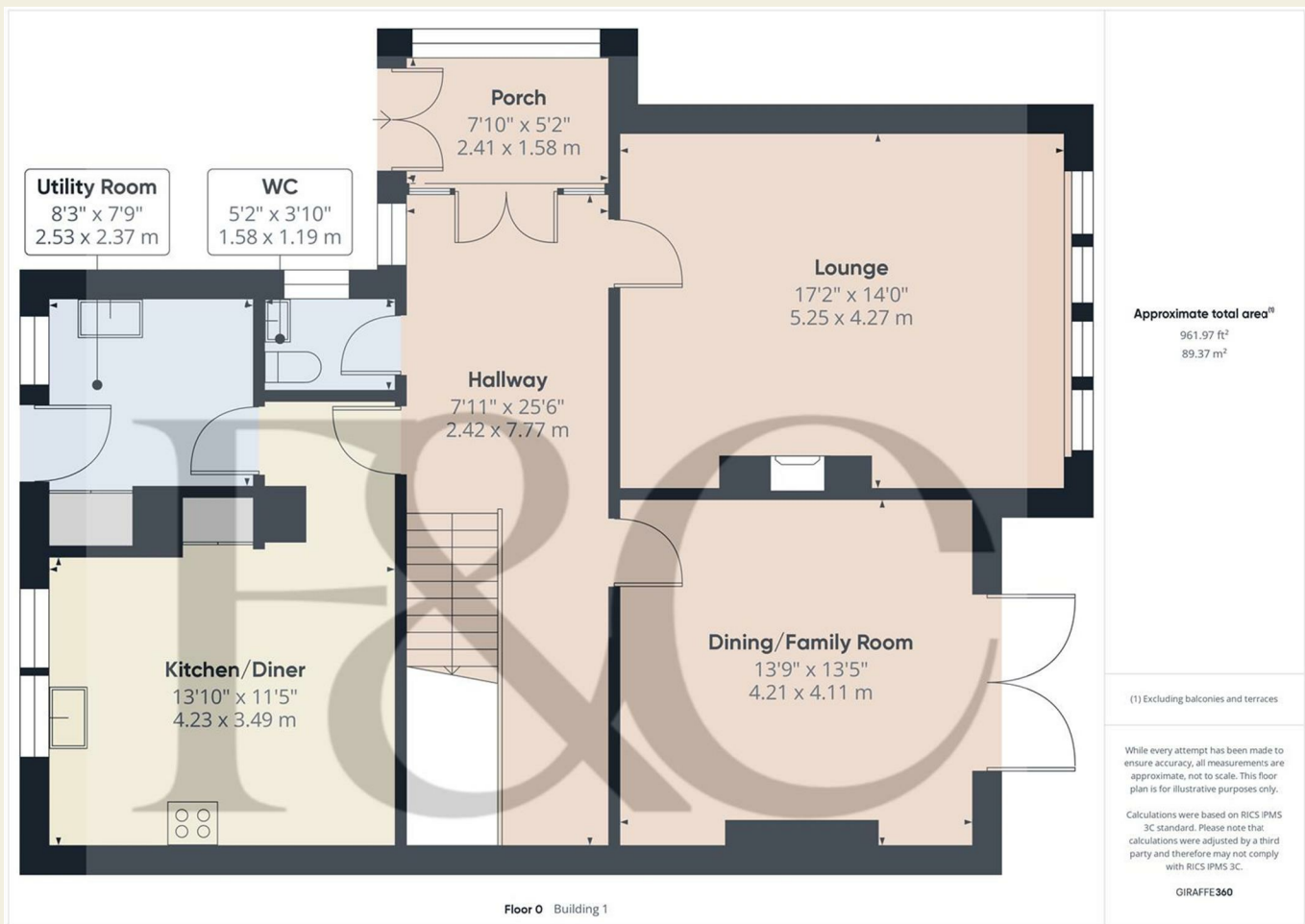
With power and lighting, concrete floor, side personnel door, rear window and electric up and over front door.



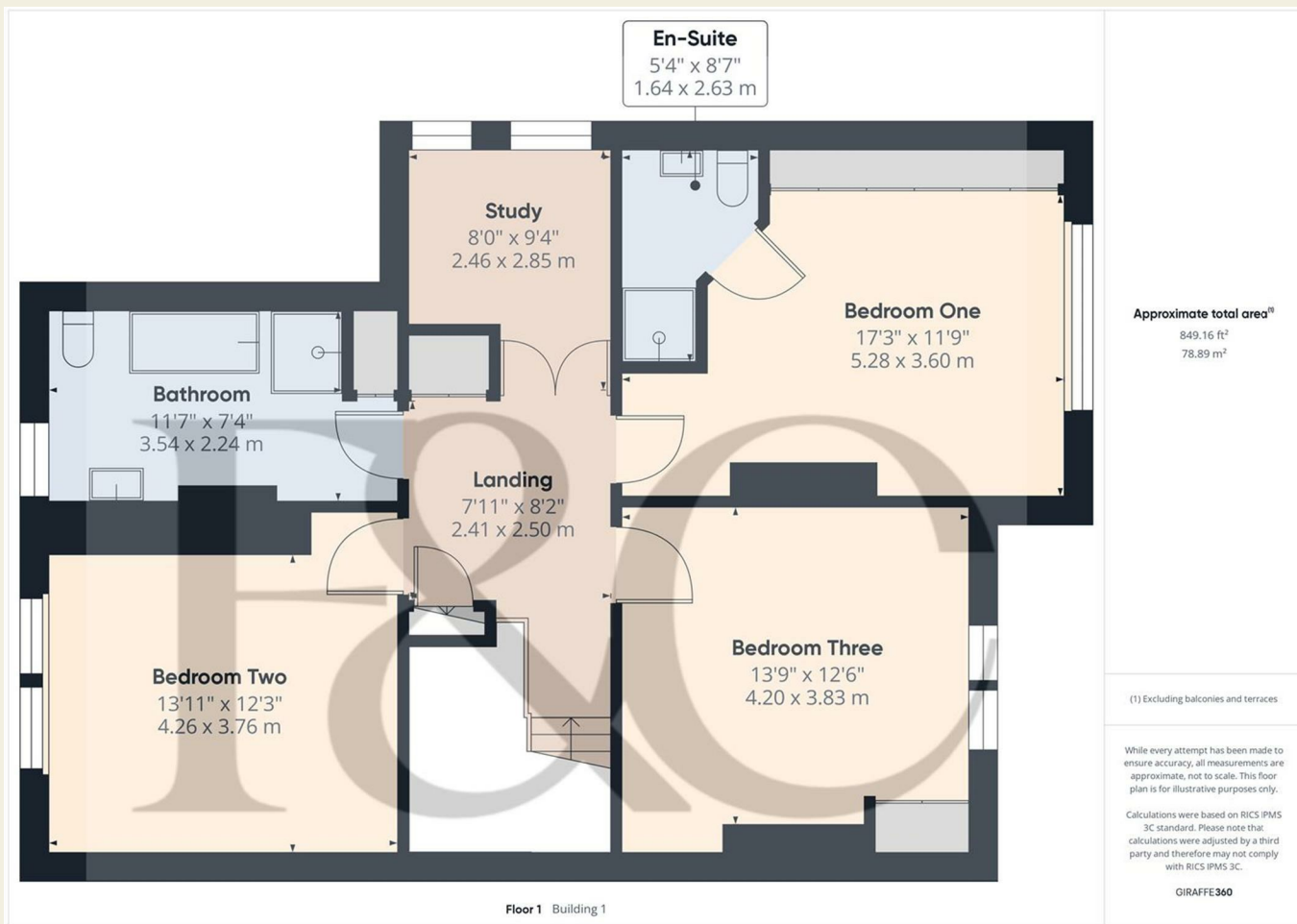
Council Tax Band G

Amber Valley

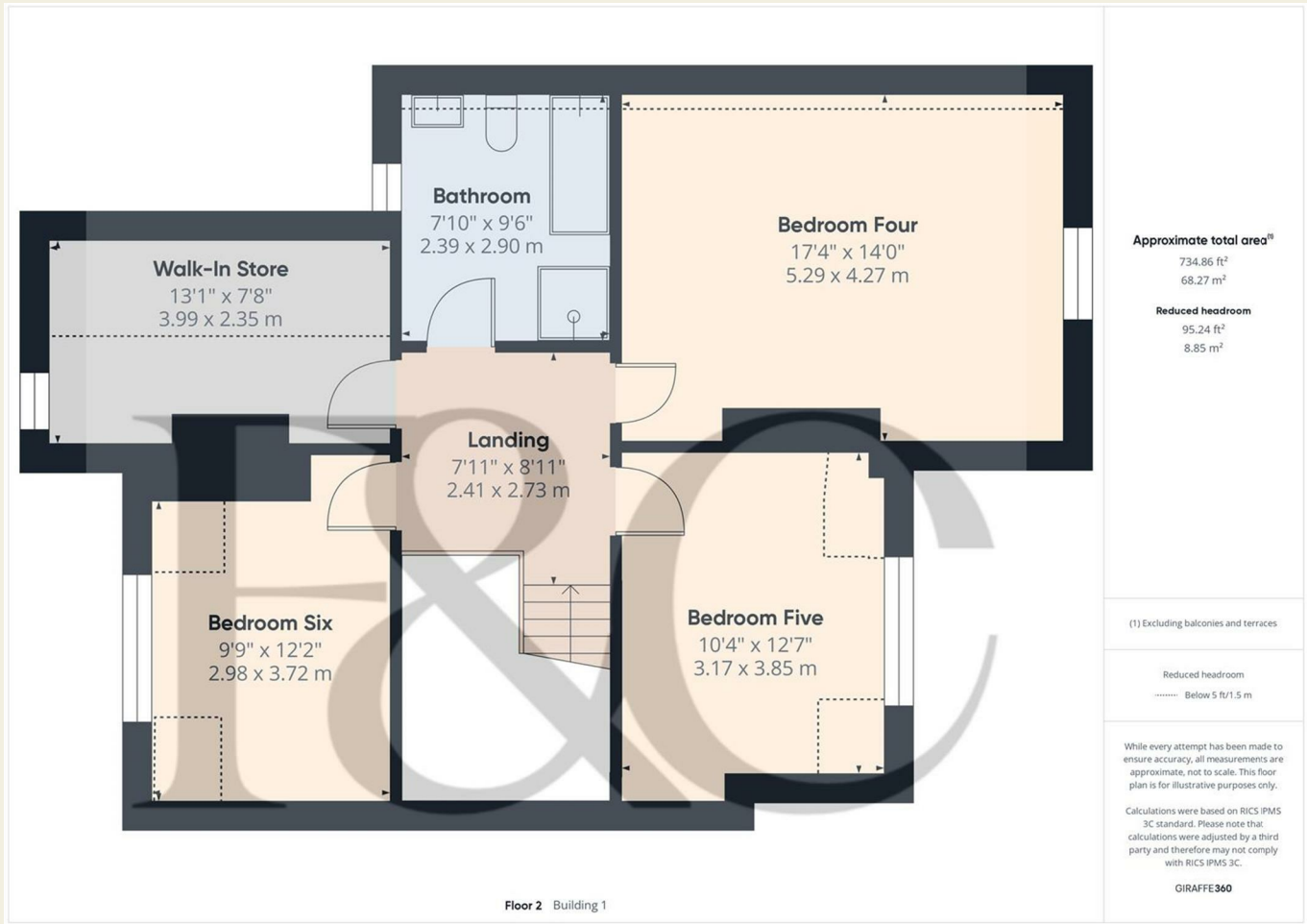




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Floor 0 Building 2

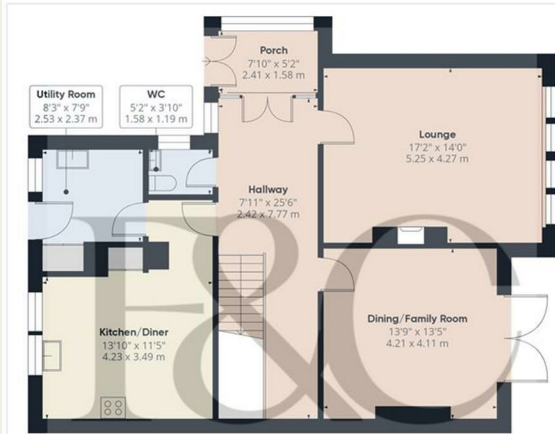
Approximate total area⁽¹⁾
368.77 ft²
34.26 m²

(1) Excluding balconies and terraces

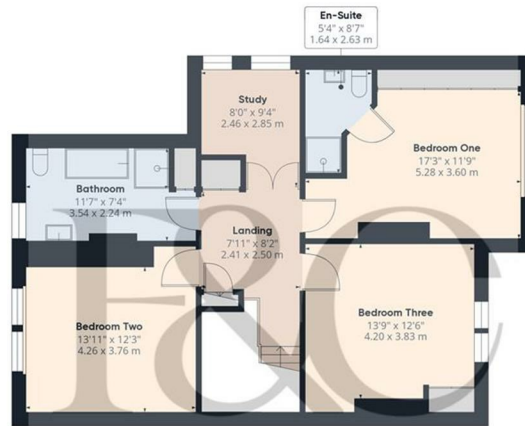
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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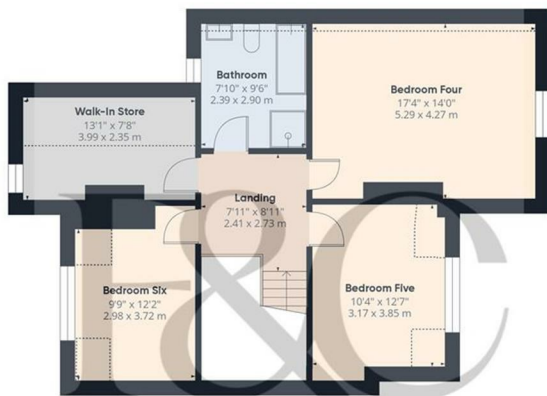
Floor 0 Building 1



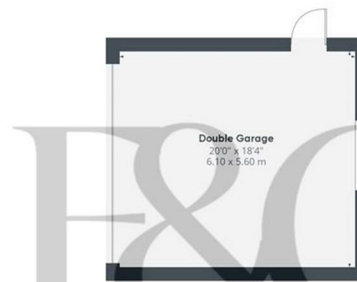
Floor 1 Building 1

Approximate total area⁽¹⁾
2914.76 ft²
270.79 m²

Reduced headroom
95.24 ft²
8.85 m²



Floor 2 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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	

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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	