



## 4 Bed House - Detached

West Ridge Rigga Lane, Duffield, Belper DE56 4BL  
Offers Around £1,150,000 Freehold



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- Fabulous Detached Home – 4,785 sq. ft
- Countryside Views
- Ecclesbourne School Catchment Area
- Lounge & Family Room/Snug
- Living Kitchen/Dining Room & Separate Dining Room
- Four Double Bedrooms & Three Bathrooms
- Indoor Heated Swimming Pool & Snooker/Games Room/Garage
- Landscaped Gardens – 0.69 acres
- Large Block Paved Driveway
- For Those with a Vision – Offers Potential For Re-modelling and Development

ECCLESBOURNE SCHOOL CATCHMENT AREA – Nestled in the picturesque setting of Eaton Bank, Duffield, this detached home offers an exceptional living experience.

Spanning an impressive 4,786 square feet, the property boasts four spacious reception rooms, perfect for both entertaining guests and enjoying family time. With four bedrooms and three bathrooms, this residence provides ample space for comfortable living.

One of the standout features of this home is the indoor heated swimming pool, which promises year-round enjoyment and relaxation. Additionally, the dedicated snooker room adds a touch of leisure, making it an ideal space for unwinding after a long day.

The property is situated on an attractive non-through road, ensuring a peaceful environment, while the nearby Bluebell Woods offers delightful walks and a chance to connect with nature.

For those with a vision, this home presents great potential for remodelling and development, allowing you to tailor the space to your personal taste and requirements.

#### The Location

Little Eaton village is also easily accessible from this property providing local shops, reputable Village Primary School, historic church, public houses, regular bus services and noted village park. Vicarage Lane is a very pleasant, leafy and tranquil setting with walks in Bluebell woods and surrounding countryside.

The village of Duffield provides 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 into Derby City centre which lies some five 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.

## Accommodation

### Ground Floor

#### Entrance Porch

9'5" x 3'2" (2.88 x 0.98)

With glazed door, tiled flooring and internal panelled door giving access to entrance hall.

#### Entrance Hall

26'8" x 8'10" (8.14 x 2.70)

With tiled flooring, two radiators, coving to ceiling, staircase leading to first floor, double glazed sliding doors and matching side double glazed windows opening onto block paved patio and gardens with beautiful countryside views.

#### Cloakroom

7'0" x 5'11" (2.15 x 1.82)

With low level W.C., wash basin and radiator.

#### Lounge

29'3" x 16'11" (8.93 x 5.16)

With attractive stone fireplace with fitted gas stove and raised Cornish slate tiled hearth, solid wood flooring, feature wallpapered wall, fitted wall lights, two radiators, two sealed unit double glazed windows to rear, double glazed sliding doors opening onto block paved patio and gardens and beautiful countryside views.



#### Snug/Family Room

14'5" x 14'0" (4.40 x 4.28)

With solid oak flooring, radiator, double glazed sliding doors giving access to sun patio and stunning views across the Derwent Valley and beyond.



#### Dining Room

15'10" x 13'5" (4.83 x 4.09)

With fireplace, inset living flame gas fire, radiator, two double glazed windows and internal glazed door giving access to living kitchen/dining room.



## Living Kitchen/Dining Room



### Dining Area

11'10" x 9'10" (3.61 x 3.01)

With tiled flooring, radiator, wall mounted china display cabinet, fitted base cupboard, glazed internal door and open space leading into kitchen area.



### Kitchen Area

18'4" x 11'10" (5.60 x 3.62)

With one and a half inset sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring induction hob with extractor hood over, built-in double electric fan assisted oven, built-in microwave, plumbing for automatic washing machine, integrated fridge/freezer, matching tiled flooring, two double glazed windows with beautiful views across the Derwent Valley and beyond, radiator, half glazed side access door giving access to garden, internal panelled door giving access to utility room and glazed door giving access to snug/family room.



### Utility

8'2" x 7'5" (2.49 x 2.28)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, tiled flooring, plumbing for automatic washing machine, space for tumble dryer, double glazed window and internal panelled door.

### Snooker/Games Room

25'9" x 15'8" (7.85 x 4.79)

With quality full sized snooker table with balls and cues (negotiable on sale), radiator, fitted wall lights, coving to ceiling and sealed unit double glazed window. (Could be turned into a large garage, if desired).



### Inner Hallway

7'8" x 3'0" (2.36 x 0.92)

With matching tiled flooring, coving to ceiling and beautiful built-in double storage cupboard.

### Store Room

21'3" x 8'9" (6.49 x 2.67)

With sealed unit double glazed door with matching sealed unit double glazed windows either side, radiator, power and lighting. (This could be converted into a garage, if desired).

### Pump Room

9'9" x 8'2" (2.99 x 2.50)

With boiler and pump for swimming pool, single stainless steel sink unit with hot and cold taps, wall cupboards, power and lighting.

### Inner Lobby

5'8" x 3'6" (1.74 x 1.09)

With boiler.

### Inner Lobby

8'6" x 2'10" (2.60 x 0.87)

With staircase leading to changing rooms and swimming pool and door giving access to garden.

### Changing Room

12'7" x 9'6" (3.85 x 2.92)

With built-in shower, radiator, coving to ceiling, double glazed window and internal door leading to swimming pool.

### Inner Lobby

5'4" x 2'11" (1.64 x 0.89)

### Cloakroom

6'7" x 3'5" (2.01 x 1.06)

With low level WC, washbasin, radiator, coving to ceiling and tiled splash-backs.



### Heated Swimming Pool

32'9" x 22'8" (10.00 x 6.91)

A lovely addition to this property with exposed brick walls, spotlights to ceiling and two double glazed sliding patio doors opening onto sun balcony with countryside views.



### Sun Balcony

This is accessed from the swimming pool and located above the main lounge with black painted wrought iron railings, enjoying fine views across the Derwent Valley and beyond.

### First Floor

#### Landing

With coving to ceiling, spotlights to ceiling, stunning countryside views, double glazed picture window, double glazed side window, two radiators, three built-in double storage cupboards providing storage and access to roof space.

#### Bedroom One

16'1" x 12'9" (4.91 x 3.91)

With a good range of fitted wardrobes with matching dressing table, base cupboards and bedside cabinets, radiator, coving to ceiling, spotlights to ceiling and double glazed sliding patio doors opening onto sun balcony with stunning countryside views.



### Sun Balcony

This is the continuation of the sun balcony with matching black wrought iron railings providing a very pleasant sitting out and entertaining space.

#### En-Suite

12'0" x 7'8" (3.66 x 2.34)

With double separate shower cubicle with shower, fitted washbasin with fitted base cupboards underneath, low level WC, tiled splash-backs, tiled flooring, spotlights to ceiling, heated chrome towel rail/radiator, double glazed window and internal panelled door.



### Bedroom Two

13'11" x 11'7" (4.26 x 3.54)

With built-in wardrobe, fitted washbasin with fitted base cupboard underneath, coving to ceiling, radiator, double glazed window and internal panelled door.



### Bedroom Three

15'9" x 9'9" (4.82 x 2.98)

With two built-in double wardrobes, fitted washbasin with fitted base cupboard underneath, radiator, sealed unit double glazed window and internal panelled door.



### Bedroom Four

15'9" x 9'11" (4.82 x 3.04)

With radiator, coving to ceiling, fitted wall lights and internal panelled door.



### Dressing Room

13'2" x 8'4" (4.02 x 2.55)

With radiator, sealed unit double glazed window, sealed unit double glazed door giving access to sun balcony and panelled door giving access to the dressing room which leads to the changing rooms and the swimming pool.

### En-Suite Bathroom

8'4" x 5'5" (2.56 x 1.66)

With bath, pedestal wash handbasin, low level WC, fully tiled walls, tiled flooring, radiator, sealed unit double glazed window, coving to ceiling and internal panelled door.

### Family Bathroom

11'2" x 7'3" (3.41 x 2.22)

With bath, pedestal wash handbasin, low level WC, separate shower cubicle with shower, tiled splash-backs, tiled flooring, radiator, coving to ceiling, window and internal panelled door.



### Gardens

The well-kept landscaped gardens enjoy shaped lawns, a varied selection of shrubs, plants and sun block paved patio enjoying a warm westerly aspect with stunning views across the Derwent Valley and beyond. Greenhouse and timber shed.



### Large Driveway

A large block paved driveway provides car standing spaces for several cars.



### Garage Space

Both the Snooker room and store room could be changed back to a double garage if desired.



### Council Tax Band G - Erewash





Floor 0

**Approximate total area<sup>(1)</sup>**

2557.11 ft<sup>2</sup>  
237.56 m<sup>2</sup>

**Reduced headroom**

16.05 ft<sup>2</sup>  
1.49 m<sup>2</sup>

(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.

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Approximate total area<sup>®</sup>  
 2228.7 ft<sup>2</sup>  
 207.05 m<sup>2</sup>


(1) Excluding balconies and terraces

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Floor 1

## 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		
	65	76
<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 