



3 Bed House

1 Southend Cottages Hazelwood Hill, Hazelwood, Belper DE56 4AD
Offers Around £695,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Charming & Spacious Stone Cottage
- Ecclesbourne School Catchment Area
- Lounge & Study
- Kitchen with Breakfast Room & Dining Room
- Garden Room
- Three Bedrooms & Family Bathroom
- Wonderful Garden with Summerhouse
- Workshop with Attached Store Room
- Driveway & Garage Space
- Nestled in the Picturesque Hamlet of Hazelwood

ECCLESBOURNE SCHOOL CATCHMENT AREA – Nestled in the picturesque area of Hazelwood, this charming cottage offers a delightful blend of comfort and character.

One of the standout features of this home is its wonderful garden, which is perfect for enjoying the outdoors. The garden includes a delightful summerhouse, ideal for quiet afternoons or hosting gatherings with friends and family. Additionally, the property includes a workshop with an attached store room, providing excellent storage options or a creative space for hobbies.

Parking is a breeze with space for up to four vehicles on the driveway and garage space (subject to planning permission).

The Location

The property is situated in the charming village of Hazelwood which is a particularly sought after residential location and offers an historic Church, village hall, tennis court, bowling green, bus service and many pleasant walks in delightful open countryside. (Duffield 1 mile, Belper 3 miles, Derby 7 miles, Ashbourne 10 miles)

The location also gives access to Ashbourne, which is known as the gateway to Dovedale and the famous Peak district National Park. The market town of Belper is a short distance away and offers a broad range of facilities including supermarkets, cafes and restaurants. The village of Duffield which provides a varied and interesting range of shops and amenities, together with schools including William Gilbert and The Meadows Primary School and the noted Ecclesbourne Secondary School.

Recreational facilities include tennis, squash and Chevin golf course. There is also a local train service from Duffield to Derby, with a further service from Derby to London St. Pancras of approximately 95 minutes.

Accommodation

Ground Floor

Entrance Porch

5'6" x 4'0" (1.69 x 1.23)

With entrance door with tile flooring, cladded pine ceiling and two double glazed windows.

Lounge

14'5" x 14'5" (4.41 x 4.41)

With stone fireplace incorporating log burning stove with raised stone hearth, beams to ceiling, radiator, internal glazed window with deep window sill, fitted book shelving and double glazed window to front with leaded finish and deep window sill.



Dining Room

13'9" x 9'10" (4.21 x 3.01)

With fireplace with exposed stonework, beams to ceiling, understairs storage cupboard, double glazed window with deep window sill to rear, radiator, double glazed window to front with leaded finish with deep window sill and internal oak latch door.



Kitchen

11'3" x 8'10" (3.44 x 2.70)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in electric fan assisted oven, built-in combination microwave oven, concealed worktop lights, tile flooring, beams to ceiling, double glazed window to rear with deep tiled window sill, radiator, open square archway and internal oak latch door.



Breakfast Room

9'2" x 8'8" (2.80 x 2.66)

With fitted cupboards with attractive worktop, radiator, spotlights to ceiling, sealed unit double glazed window overlooking garden and open square archway leading into garden room.



Garden Room

16'3" x 8'11" (4.97 x 2.73)

With radiator, spotlights to ceiling, two sealed unit double glazed windows, half glazed door opening onto patio/terrace area providing a pleasant sitting out entertaining space, sealed unit double glazed French doors opening onto lawned gardens, built-in double storage cupboard with double opening doors and pine latch door opening into pantry.



Pantry

7'4" x 5'1" (2.25 x 1.57)

With shelving, tile flooring and spotlights to ceiling.

Utility/Cloakroom

5'7" x 4'0" (1.71 x 1.23)

With low level WC, wash basin, plumbing for automatic washing machine, tile flooring, wall cupboard, spotlights to ceiling, extractor fan and internal panelled door.

Study

11'11" x 8'5" (3.65 x 2.57)

With radiator, spotlights to ceiling, double glazed window with leaded finish with deep window sill and aspect to front, double glazed window to side with leaded finish with deep window sill and aspect to side and internal panelled door.

First Floor Landing

6'9" x 4'8" x 4'7" x 3'0" (2.06 x 1.44 x 1.42 x 0.93)

With book shelving, exposed stonework and access to roof space.

Double Bedroom One

14'6" x 13'11" (4.43 x 4.26)

With fitted wardrobes, fitted dressing table with base cupboards, radiator, spotlights to ceiling, double glazed window to front with leaded finish with deep window sill, double glazed window to side with deep window sill and internal stripped pine door.



Double Bedroom Two

19'7" x 9'3" (5.98 x 2.82)

With fitted corner wardrobes, radiator, spotlights to ceiling, sealed unit double glazed window to rear, sealed unit double glazed window to side and internal oak latch door.



Double Bedroom Three

12'0" x 10'7" (3.67 x 3.23)

With built-in double wardrobes, spotlights to ceiling, radiator, double glazed window to front with leaded finish with deep window sill and internal stripped pine door.



Family Bathroom

9'1" x 8'1" (2.78 x 2.48)

With bath, fitted wash basin with fitted base cupboard underneath, low level WC, separate shower cubicle with shower, tile splashbacks, tile flooring, spotlights to ceiling, wall mounted bathroom cabinets with lights, heated chrome towel rail/radiator, built-in cupboard housing the Vaillant boiler, double glazed obscure window with deep window sill and internal oak latch door.



Gardens

Being of a major asset and sale to this particular property is it's a generous sized, south to west facing garden enjoying a high degree of privacy and beautifully laid out with a combination of shaped wide lawns, a varied selection of shrubs, plants and trees, outside lights, two patios/terrace areas providing a pleasant sitting out entertaining space together with a timber shed, greenhouse, summerhouse and workshop.



Workshop with Attached Store Room

13'5" x 11'10" (4.10 x 3.63)

With workbench, power, lighting, log burner, two windows, access door and internal door giving access to store room.



Store Room

13'4" x 6'0" (4.07 x 1.83)

With Belfast style sink with hot and cold water, power, lighting and window.

Summerhouse

9'9" x 9'9" (2.99 x 2.98)

With power, two side windows and double opening glazed front doors.



Greenhouse

8'3" x 6'0" (2.54 x 1.85)



Driveway

A double width, block paved driveway provides car standing spaces for approximately four/five vehicles.

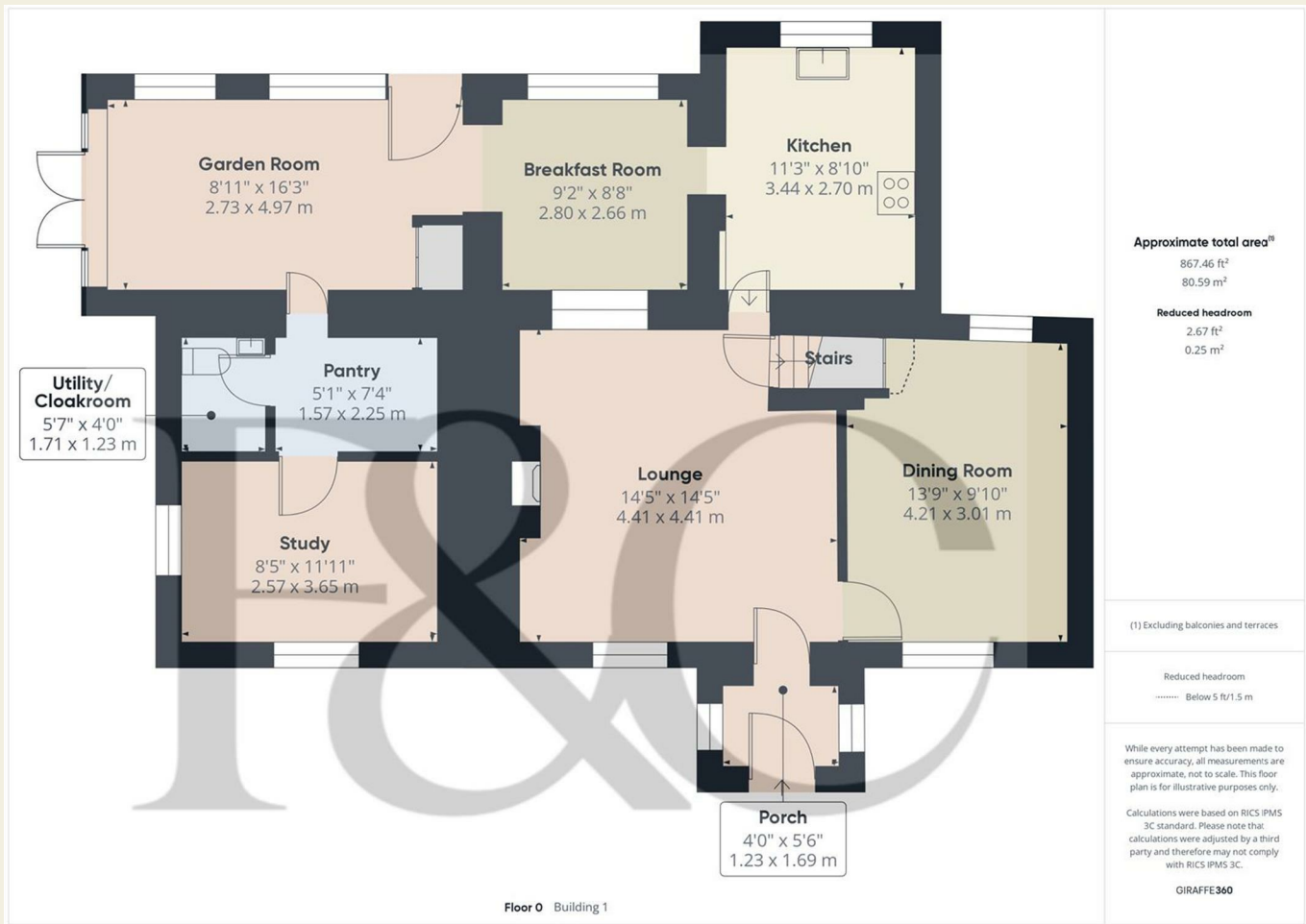


Garage Space

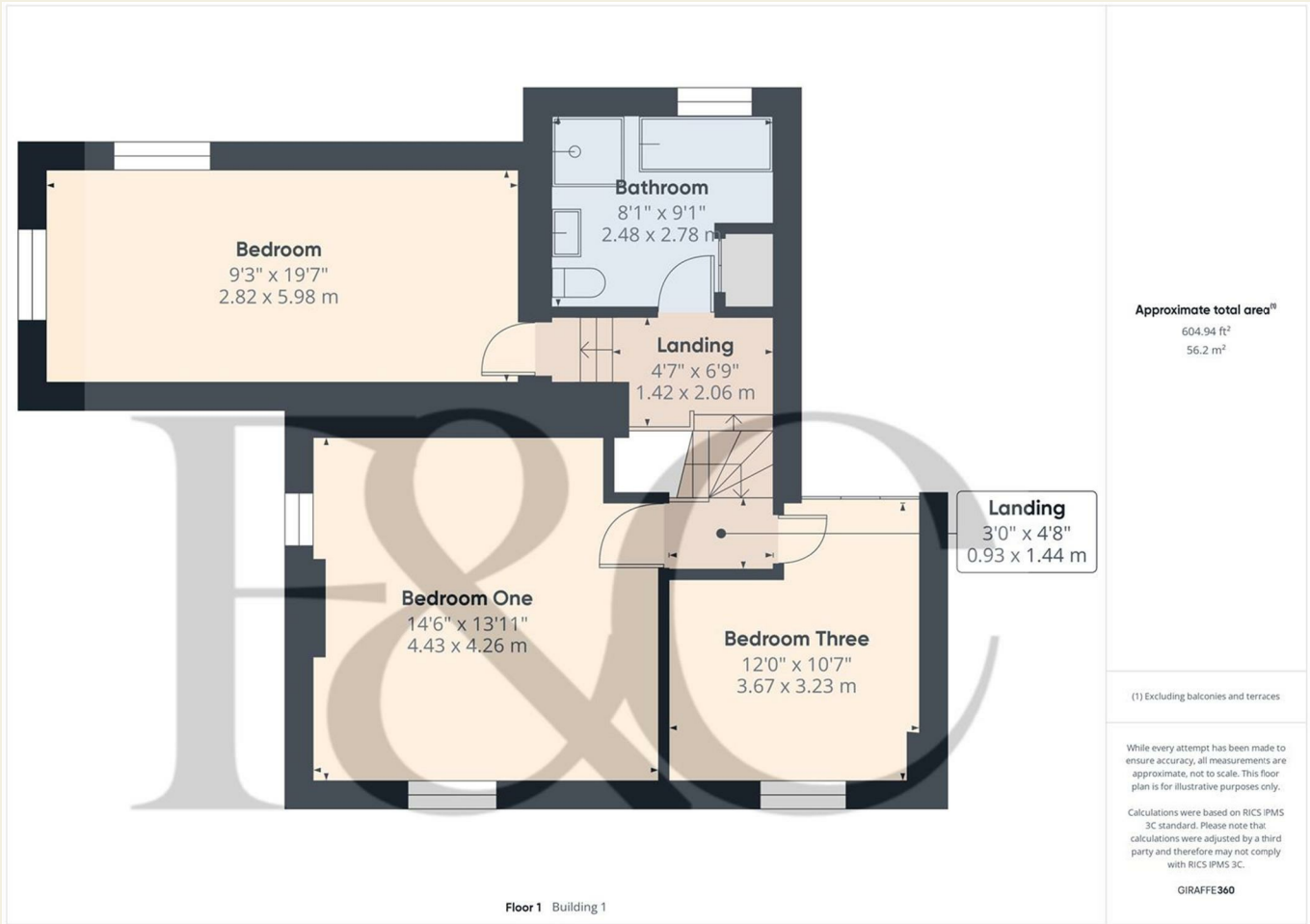
Subject to Planning Permission

Council Tax Band - E

Amber Valley



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Floor 0 Building 2

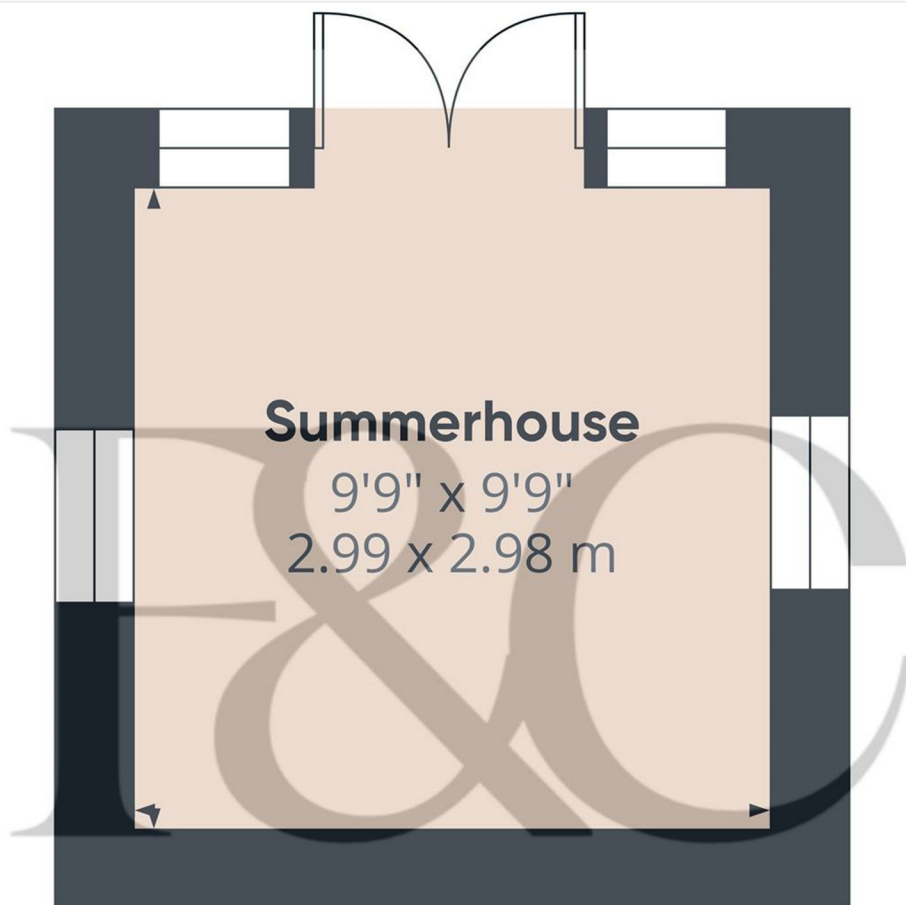
Approximate total area⁽¹⁾
263.29 ft²
24.46 m²

(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 3

Approximate total area⁽¹⁾

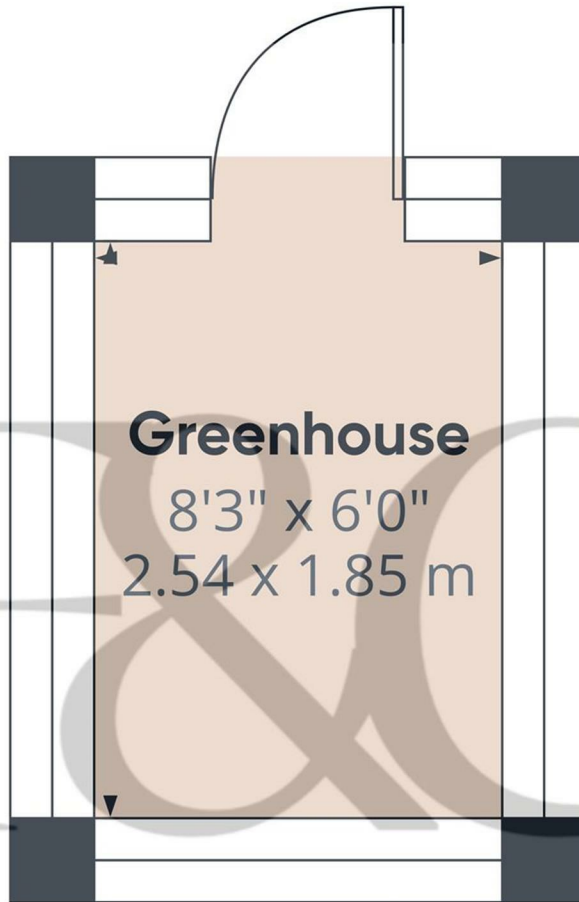
96.34 ft²
8.95 m²

(1) Excluding balconies and terraces

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Floor 0 Building 4

Approximate total area⁽¹⁾

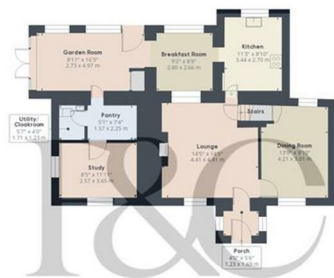
50.16 ft²
4.66 m²

(1) Excluding balconies and terraces

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

Approximate total area⁽¹⁾
1882.19 ft²
174.86 m²

Reduced headroom
2.67 ft⁴
0.25 m²

(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	

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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