



## 3 Bed House - Semi-Detached

25 Derby Road, Duffield, Belper DE56 4FL

Offers Around £349,950 Freehold



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- Extended Traditional Semi-Detached Property
- Ecclesbourne School Catchment Area
- Pleasant Open Views To Rear
- Potential Loft Conversion ( subject to planning permission )
- Living Kitchen/Dining Room
- Utility/Shower Room
- Three Bedrooms & Family Bathroom
- Private Garden
- Front Block Paved Driveway For Two Vehicles
- Brick Detached Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA - Extended traditional bay fronted semi detached property with garage and private garden - Enjoys open views to the rear towards Eaton Bank and St Alkmund's Church.

#### 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 noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some 5 miles to the south of the village with Derby's outer ring road providing onward connections to principal trunk roads, the motorway network and other East and West Midlands centres. 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.

#### Ground Floor

##### Entrance Hall

15'7" x 6'3" (4.75 x 1.93)

With double glazed entrance door, radiator, deep skirting boards and architraves, high ceiling and staircase leading to the first floor.

##### Under-Stairs Storage

With W.C, double glazed window and internal panelled door.



### Lounge

13'10" x 11'1" (4.22 x 3.38)

With chimney breast with display fireplace and hearth, radiator, deep skirting boards and architraves, high ceiling, double glazed window to the front elevation and internal panelled door.



### Extended Living Kitchen/Dining Room

24'4" x 15'10" x 11'3" x 10'7" overall (7.43 x 4.84 x 3.43 x 3.25 overall)



### Dining/Family Area

With radiator, spotlights to ceiling, three double glazed Velux windows, double glazed bi-folding doors opening onto the rear garden and open square archway leading into the kitchen area.



### Kitchen Area

With single sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in five ring gas hob with extractor hood over, built-in double electric fan assisted oven, plumbing for dishwasher, space for fridge/freezer, radiator, internal panelled door and open space leading into the extended dining/family area.



### Utility/Shower Room

7'11" x 6'2" (2.42 x 1.88)

With double shower cubicle with shower, pedestal wash hand basin, low level WC, tiled splash-backs, heated chrome towel rail/radiator, plumbing for automatic washing machine, spotlights to ceiling, double glazed window and internal panelled door.



### First Floor

#### Landing

With window to side and access to roof space.

#### Bedroom One

14'5" x 10'11" (4.40 x 3.33)

With wardrobes, base cupboards, radiator, double glazed window with aspect to the front and internal panelled door.



#### Bedroom Two

12'1" x 11'1" (3.70 x 3.39)

With wardrobes, radiator, delightful views to the rear, double glazed window and internal panelled door.



#### Bedroom Three

7'8" x 6'7" (2.34 x 2.01)

With radiator, double glazed window with aspect to the front and internal panelled door.

### Family Bathroom

8'4" x 6'0" (2.55 x 1.83)

In white with bath with shower over and shower screen door, pedestal wash hand basin, low level WC, fully tiled walls, heated chrome towel rail/radiator, spotlights to ceiling, window to the side elevation, double glazed window to the rear elevation and internal panelled door.



### Garden

To the rear of the property there is a private garden, laid to lawn with raised decking area providing a pleasant sitting out and entertaining space.



### Front Driveway

To the front of the property there is a block paved driveway providing car standing spaces for two cars.

### Shared Side Driveway

To the side of the property is a shared driveway with the neighbouring property which leads to a brick detached garage.

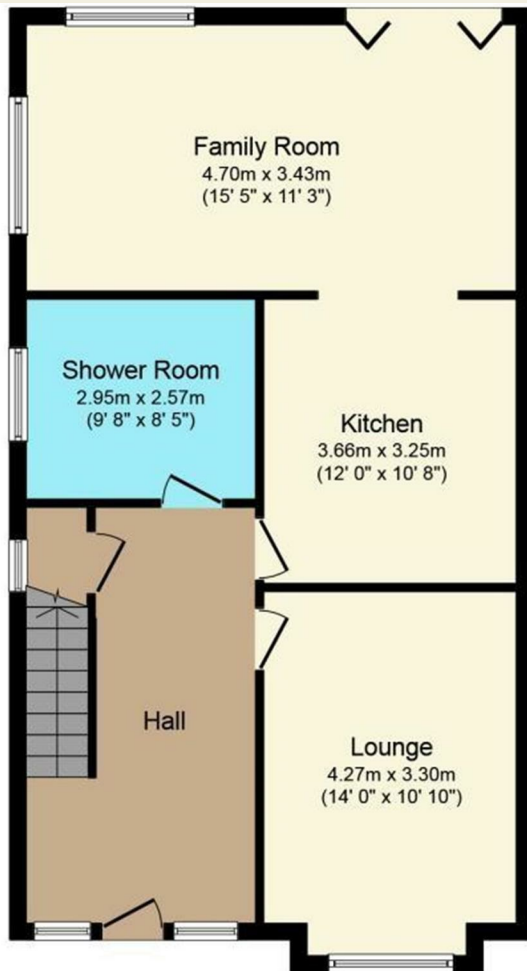
### Brick Detached Garage

17'2" x 8'2" (5.24 x 2.50)

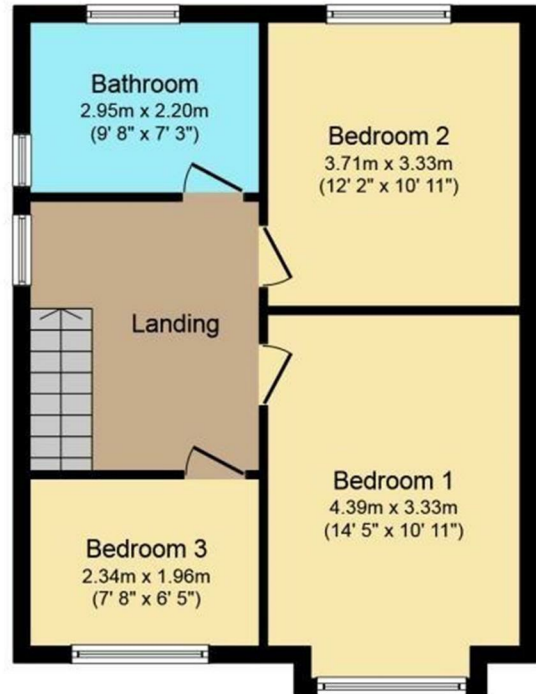
With power and lighting, two double glazed windows, side personnel door and double opening front doors.








**Ground Floor**




**First Floor**

Total floor area 125.0 sq. m. (1,345 sq. ft.) approx

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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