



## 3 Bed House - Semi-Detached

18 Castle Hill, Duffield, Belper DE56 4EA  
Offers Around £585,000 Freehold



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- Victorian Family Home
- Ecclesbourne School Catchment Area
- Far Reaching Views
- Two Reception Rooms
- Fitted Kitchen/Dining Room
- Home Office, Laundry Room, Cloakroom
- Three Double Bedrooms
- En-Suite & Family Bathroom
- Large Private Mature Gardens
- Located off Hazelwood Road – Close To Chevin Golf Club

ECCLESBOURNE SCHOOL CATCHMENT AREA – Victorian semi detached home of style and character, located off Hazelwood Road, occupying a prime location within Duffield Village.

We believe the property was built circa 1887 and is constructed of brick beneath a tiled roof with the front elevation having an attractive appearance revealed by a ground floor bay window, stone lintels and sills and matching sash period style windows.

It stands in a slightly elevated and prominent position, set back from the pavement edge behind a natural stone retaining wall and low maintenance foregarden.

Twin pillars with hand gate gives access to a pathway leading to the entrance, which in turn leads to the large mature private gardens.

The property benefits from gas central heating and in brief consists on the ground floor, entrance hall with staircase leading to the first floor, cloakroom with WC, sitting room with feature fireplace with multi burner stove, second sitting room with feature fireplace with gas fire and bay window, well appointed fitted kitchen/dining room with an excellent range of appliances and useful store/laundry room. Steps lead down to a home office with power and lighting. The first floor landing leads to the master double bedroom with en-suite, two further double bedrooms and family bathroom.

To the rear of the property and being of a major asset to the sale of this property is it's quite superb, large private mature rear garden enjoying views towards the Chevin and beyond. The garden also enjoys shaped lawns, large Indian stone paved patio, fishpond with summer house and productive vegetable garden.

## 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.

## Entrance Hall

18'2" x 5'11" (5.54 x 1.82)

Having half glazed entrance door, deep skirting boards and architraves, high ceilings, coving to ceiling, central heating radiator, dado rail, featured Oak effect Karndean flooring and staircase with attractive balustrade, leading to the first floor landing.

## Cloakroom

5'2" x 3'10" (1.59 x 1.19)

Fitted with white suite comprising; low level WC with polished wood seat, pedestal wash hand basin, quarry tiled flooring with underfloor heating, deep skirting boards and architraves, high ceilings, dado rail, central heating radiator, obscure window and internal panelled door.

## Sitting Room One

13'0" x 12'11" (3.98 x 3.94)

Having chimney breast with featured pine fireplace incorporating multi burner stove and raised stone hearth. Also having deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, picture rail, central heating radiator, two matching sash style sealed unit double glazed windows with aspect to front and internal panelled door.



## Sitting Room Two

16'0" into bay x 12'10" (4.90 into bay x 3.92)

Having chimney breast with featured fireplace with surrounds incorporating inset Living Flame gas fire and raised hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, picture rail, two central heating radiators, sealed unit double glazed sash style window to side with delightful far reaching views, featured bay window incorporating three sealed unit double glazed sash style windows with aspect to front and internal panelled door.



## Kitchen/Dining Room

19'8" x 9'10" (6.01 x 3.00)



## Dining Area

Having matching Oak effect Karndean flooring, central heating radiator, double glazed Velux ceiling window, sealed unit double glazed overlooking the private rear garden, fitted wall lights and open archway leading into:



### Kitchen Area

Having single sink unit with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching worktops, Neff built in four ring induction hob with Neff stainless steel extractor hood over, built in Neff fan assisted oven, built in Neff microwave, integrated Neff fridge/freezer, integrated Neff dishwasher, matching Oak effect featured Karndean flooring, electric floor heater, plumbing for automatic washing machine, high ceilings, coving to ceiling, sealed unit double glazed sash style window overlooking the private rear garden, open archway leading back into the dining area and half glazed door giving access to the Indian sandstone patio and delightful private mature rear garden.



### Walk In Store/Laundry

8'0" x 5'3" (2.44 x 1.61)

With fitted wall cupboards, power, lighting and internal panelled door.

### Office

12'7" x 12'0" (3.85 x 3.68)

Having recessed spotlights, central heating radiator, sealed unit double glazed window and pine skirting boards.



### Landing

Continuation of the attractive balustrade, deep skirting board and architraves, high ceilings, picture rail, dado rail, central heating radiator and sealed unit sash style window.



### Double Bedroom One

12'1" x 9'10" (3.70 x 3.02)

Having fitted double wardrobe with sliding mirrored doors, deep skirting boards and architraves, high ceilings, central heating radiator, fine views towards the Chevin and beyond, sealed unit double glazed sash style window overlooking the private rear garden and internal panelled door.



### En-Suite

7'9" x 5'0" (2.37 x 1.53 )

Fitted with white suite comprising; double shower enclosure with shower, pedestal wash hand basin, low level WC, heritage style towel rail/radiator, high ceilings, spotlights to ceiling, extractor fan, sealed unit double glazed sash style window and internal panelled door.

### Double Bedroom Two

13'0" x 12'10" (3.97 x 3.93)

Having chimney breast with feature cast iron display period fireplace and hearth, deep skirting boards and architraves, high ceilings, dado rail, central heating radiator, sealed unit double glazed sash style window to the side enjoying far reaching views, sealed unit double glazed sash style window with aspect to the front and internal panelled door.



### Double Bedroom Three

13'1" x 12'11" (4.00 x 3.96 )

Having chimney breast, fitted double wardrobe to side and base cupboard beneath, deep skirting boards and architraves, high ceilings, picture rail, central heating radiator, sealed unit double glazed window with aspect to rear, sealed unit double glazed sash style window with aspect to front and internal panelled door.



## Family Bathroom

8'0" x 5'6" (2.45 x 1.68)

Fitted with white suite comprising; bath with shower over with shower screen door, pedestal wash basin, low level WC, heritage style heated towel rail/radiator, tiled splash backs, wood panelling to walls, recessed spotlights, extractor fan, sealed unit double glazed sash style window to side, wall mounted fitted mirrored medicine cabinet and internal panelled door.



## Front Garden

The property stands nicely back from the pavement edge in a slightly elevated and prominent position behind a charming and natural stone wall and low maintenance foregarden with paving slabs, shrubs and bushes which provide a screen for privacy and a twin stone pillared entrance with black painted hand gate giving access to the pathway which leads to the side of the property and the entrance door.





## Rear Garden

Being of a major asset and sale to this particular property is it's delightful large private and well established garden which can only be appreciated when viewed. The garden has shaped lawns, raised flower beds, Indian stone patio providing a pleasant sitting out and entertaining space, summer house with stone built fishpond and to the bottom of the garden is a very productive vegetable garden with greenhouse and additional shed.

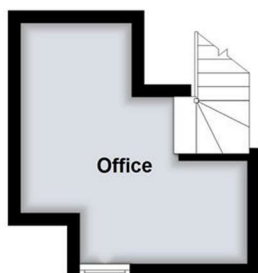


Council Tax - E  
Amber Valley





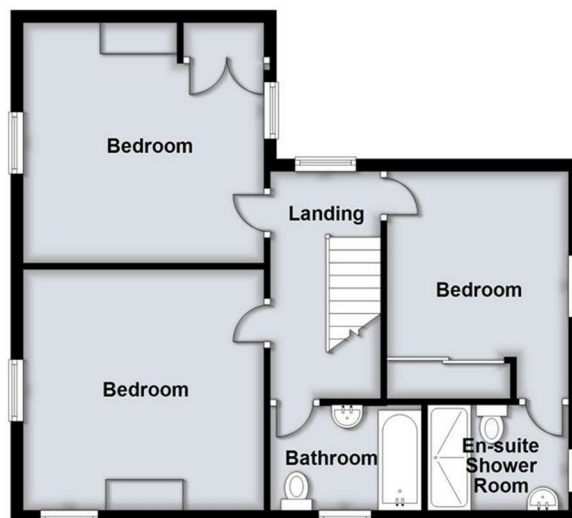
Basement




Ground Floor




First Floor



## 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		
	61	82
<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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