

# Fletcher & Company

50 Meadow Vale, Duffield, Belper, Derbyshire, DE56  
4DG

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Offers Around £325,000

Freehold

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- A Traditional Semi Detached House
- Located Within Ecclesbourne School Catchment Area
- Entrance Hall And Lounge
- Open Plan Dining Kitchen
- Rear Sun Lounge With Store Off.
- Three Well Proportioned Bedrooms
- En Suite And A Modern Family Bathroom
- Generous Driveway & Detached Garage
- Delightful, Enclosed Rear Garden And Patio Areas
- Open Rear Aspect With Views Over Playing Fields







## Summary

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**SUPERB VIEWS OVER PLAYING FIELDS** - A beautifully presented and improved three bedroom semi-detached home with generous plot offering exciting potential for extension (subject to necessary planning consent being obtained) located within short walk of The Meadows Primary School and Ecclesbourne Secondary School

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 five 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, rugby 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.

# F&C



## THE ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

5'9" x 5'0" (1.76 x 1.54)

Having a wooden entrance door, light oak effect laminate flooring, stairs to the first floor landing and glass panelled doors giving access to the lounge and dining kitchen.

#### Lounge

16'7" x 13'6" (5.08 x 4.14)

Having a modern wall mounted electric fire, a central heating radiator, light oak effect laminate flooring, TV point and double glazed windows to the front and rear elevations.



## Open Plan Dining Kitchen



### Dining Area

16'8" x 9'9" (5.09 x 2.99)

Fitted with light oak effect laminate flooring, a central heating radiator and a double glazed window to the front elevation.

### **Kitchen Area**

9'3" x 5'7" (2.82 x 1.71)

Fitted with a range of modern white base cupboards, drawers and eyelevel units with a work surface over incorporating a stainless steel sink/ drainer unit with chrome mixer tap over. Appliances include an electric oven, four ring gas hob with glass splash back area and a stainless steel extractor canopy over. There is space for fridge freezer, plumbing for a dishwasher, light oak effect laminate floor, UPVc double glazed windows to the side and rear elevations and a glazed doorway giving access to the sun room with two obscure glazed windows looking into the sun room.

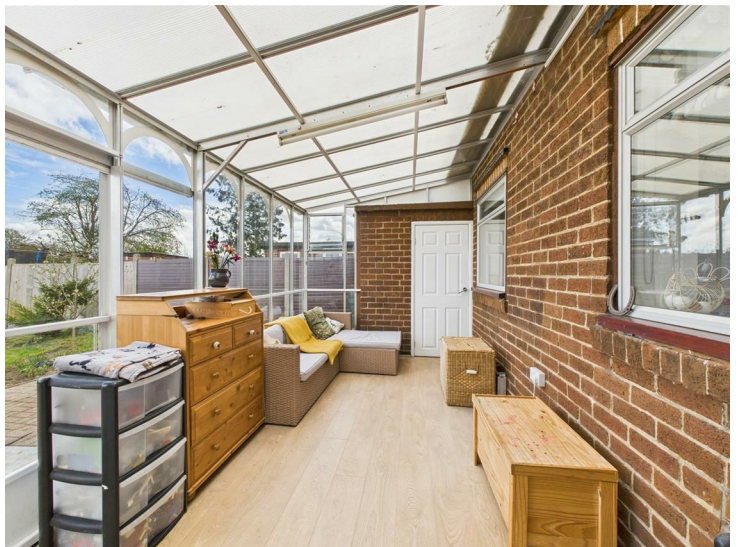


There is a utility area which has modern white fronted base units with roll top work surface over incorporating a circular stainless steel sink with mixer tap. Having plumbing for a washing machine, light oak effect laminate flooring, an understairs storage cupboard and double glazed window to the rear.

### **Lean To Sun Room**

15'11" x 8'6" (4.86 x 2.60)

Fitted with light oak effect laminate flooring and built of aluminium framed construction with windows and angled poly carbonate roof.



### **Store Room**

Brick built store room.

### **First Floor Landing**

9'6" x 5'7" (2.92 x 1.71)

With a central heating radiator, loft access and a double glazed window to the rear elevation with superb view over school playing fields. Doors off the landing giving access to all three bedrooms and bathroom.



### Bedroom One

13'8" x 9'9" (4.19 x 2.99)

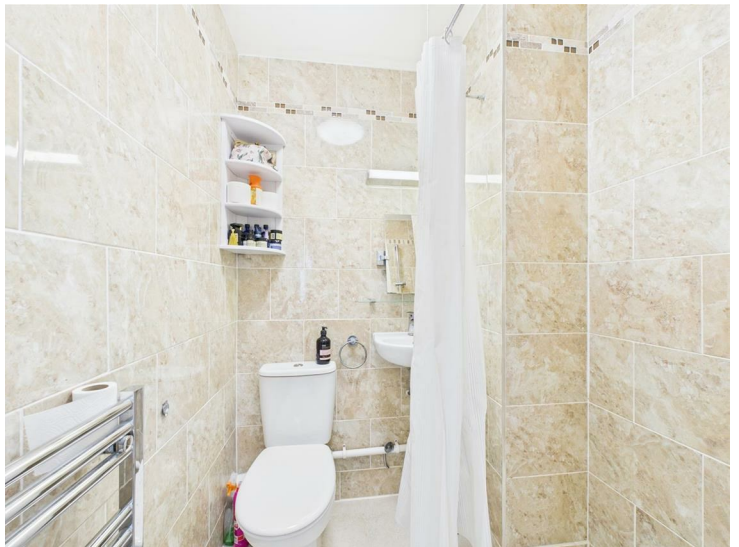
Fitted with a central heating radiator and a double window to the front elevation.



### En-Suite Shower Room

6'5" x 5'4" (1.97 x 1.65)

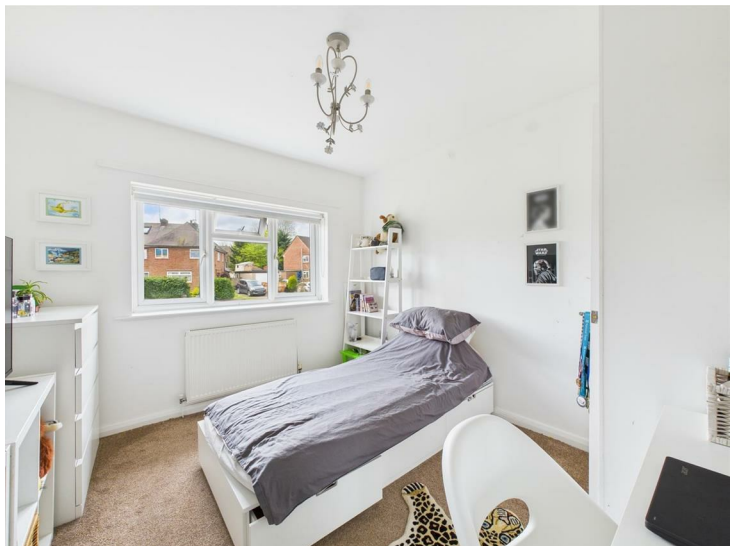
Fitted with a white suite comprising a low flush wc, wall mounted ceramic wash hand basin, ceramic tiled floor with shower drainage, ceramic wall tiles, chrome ladder style heated towel rail and extractor fan.\*\*\*Please note the current vendors would like to make any future buyer aware that the tiled floor/shower area needs possible renewal and making water tight. The current owners do not use the shower\*\*\*\*



### Bedroom Two

10'9" x 9'11" (3.29 x 3.03)

Fitted with central heating radiator, a built in cupboard housing the wall mounted Baxi combination boiler and a double glazed window to the front elevation.



### **Bedroom Three**

10'9" x 6'5" (3.28 x 1.98)

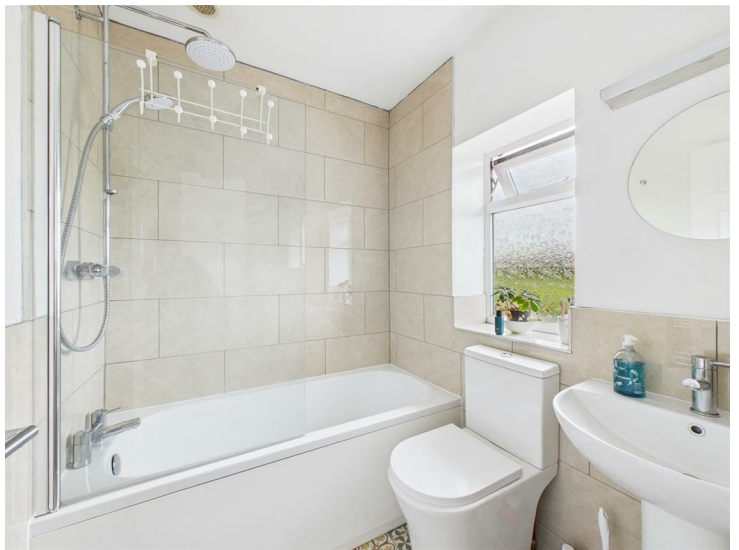
Fitted with central heating radiator and double glazed window to the rear elevation over looking playing fields..



### **Bathroom**

6'5" x 5'4" (1.97 x 1.65)

Fitted with a white three piece suite comprising a panelled bath with folding glass shower screen and mixer shower over, a pedestal wash hand basin and a low flush Wc. There is modern tiling to all splashback areas, a chrome heated towel rail, extractor fan and a double glazed window with obscure glass.



### **Outside**

Double opening wrought iron gates lead to a generous block paved driveway which provides off road parking for several vehicles and leads to a single detached garage. There is a front garden which is well stocked with a variety of trees, shrubs and flowering plants. There is a timber side gate leads to the enclosed rear garden.

### **Detached Garage**

19'3" x 8'11" (5.87 x 2.72)

Fitted with up and over door and power and light.



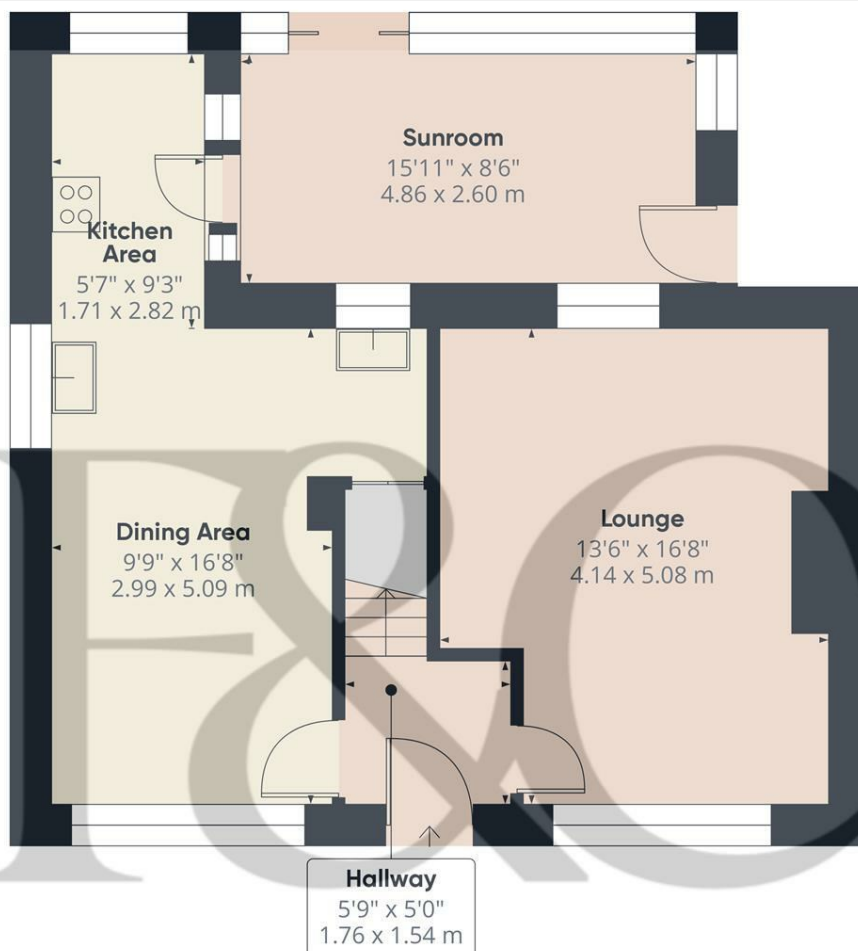
### Enclosed Rear Garden

There is a delightful private and enclosed garden to the rear with an extensive block paved patio area which leads to a generous lawn. Beyond is a paved patio and brick built BBQ area.



Council Tax Band B





Floor 0

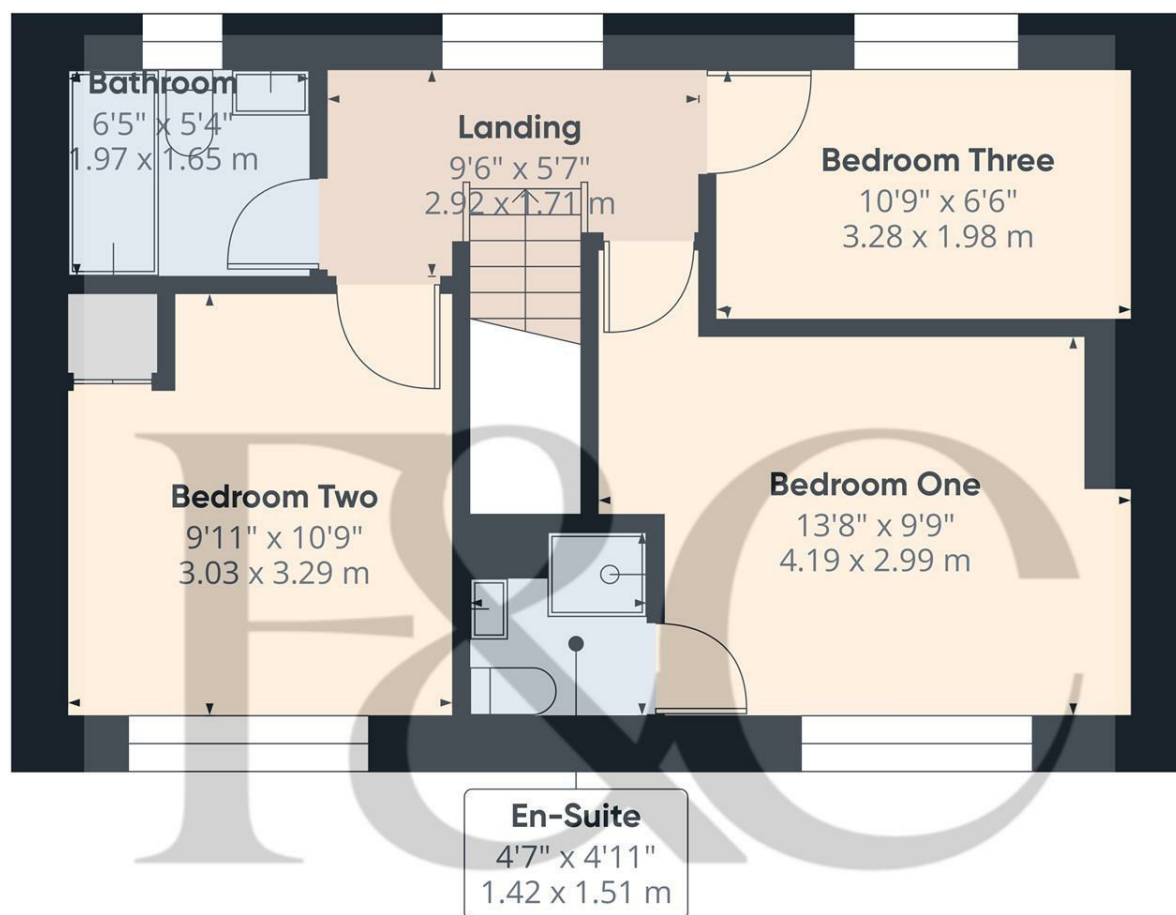
Approximate total area<sup>(1)</sup>  
620.21 ft<sup>2</sup>  
57.62 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area<sup>(1)</sup>  
403.98 ft<sup>2</sup>  
37.53 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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50 Meadow Vale  
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Derbyshire  
DE56 4DG

Council Tax Band: B  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	67	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	