

6 Bed House - Detached

18 Broadway, Duffield, Belper DE56 4BT
Offers Around £699,950 Freehold



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- Spacious Family Detached Home
- Ecclesbourne School Catchment Area
- Offers Potential To Be Improved
- Lounge
- Kitchen / Dining Room
- Six Bedrooms & Three Bathrooms
- Large Private Garden
- Driveway & Garage
- Easy Access to Duffield Village Amenities & Countryside
- Ideal Family House

ECCLESBOURNE SCHOOL CATCHMENT AREA - This spacious detached family home with large garden offers potential to be improved and offers great living space in a popular location in Duffield.

The location provides easy access to the amenities of Duffield village, where you can enjoy local shops, cafes, and schools, all within a short distance.

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. 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.

Accommodation

Ground Floor

Porch

6'1" x 2'3" (1.87 x 0.70)

With entrance door.

Entrance Hall

21'7" x 7'10" (6.60 x 2.40)

With radiator and staircase leading to first floor.

Lounge

15'8" x 13'10" (4.79 x 4.23)

With brick fireplace with gas fire, two radiators, two double glazed windows to side and double glazed sliding patio doors to garden.

Kitchen/Dining Room

19'2" x 14'0" (5.86 x 4.29)

A handcrafted kitchen in pine with double sink with mixer tap, wall and base units with solid wood worktops, built-in four ring gas hob with built-in electric oven, radiator, double glazed window to side and two double glazed windows to rear.

Rear Porch

6'0" x 2'10" (1.85 x 0.88)

With double glazed door giving access to garden and access to garage.

Laundry Store

4'8" x 3'1" (1.43 x 0.96)

With plumbing for automatic washing machine.

Gardener's WC

4'9" x 3'2" (1.45 x 0.98)

With low level WC.

Bedroom One

13'10" x 12'2" (4.23 x 3.73)

With radiator, two double glazed windows to side and double glazed bay window to front.

Bedroom Two

10'11" x 10'10" (3.33 x 3.32)

With radiator, double glazed bay window to front and double glazed window to side.

Bedroom Three/Study

13'10" x 9'4" (4.22 x 2.85)

With radiator and double glazed window to side.

Bathroom

8'0" x 10'5" (2.44 x 3.18)

With bath with electric shower, wash basin, low level WC, bidet, fully tiled walls, radiator and two double glazed windows.

First Floor Landing

16'0" x 8'10" (4.90 x 2.70)

With double glazed door and window to rear and also offering potential to make a further bedroom if desired.

Bedroom Four

15'8" x 13'11" (4.80 x 4.25)

With radiator, double glazed window to side and double glazed bay window to front.

En-Suite

8'11" x 7'10" (2.72 x 2.39)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC and double glazed Velux window.

Bedroom Five

15'10" x 13'11" (4.84 x 4.25)

With radiator, double glazed window to side and double glazed window to rear.

Bedroom Six

9'10" x 8'8" (3.02 x 2.65)

With radiator, double glazed window to side and double glazed window to rear.

Family Bathroom

12'10" x 8'2" (3.92 x 2.50)

With bath, pedestal wash handbasin, low level WC, radiator, double glazed window to side and double glazed window to front.

Front Garden

The property is set back from the pavement edge behind a well-screened fore-garden with a varied selection of shrubs and trees.

Rear Garden

To the rear of the property is a large, private, enclosed rear garden laid to lawn with patio. At the bottom of the garden is a large shed and store shelter. Hot tub.



Driveway

A tarmac drive provides car standing spaces for three/four cars.

Garage

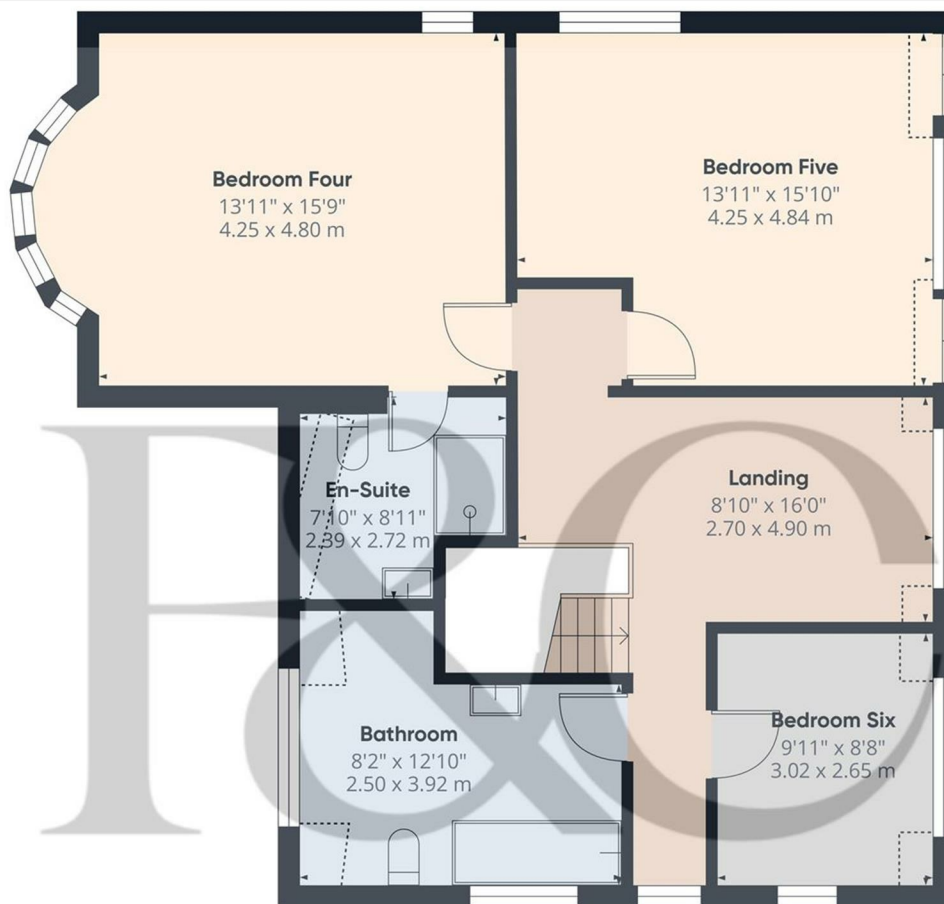
17'7" x 8'8" (5.38 x 2.66)

With power, lighting, central heating boiler, double opening front doors, single stainless steel sink unit with hot and cold taps, wall cupboards, base cupboards and window.

Council Tax Band F



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Floor 1

Approximate total area⁽¹⁾

888 ft²
82.5 m²

Reduced headroom

33 ft²
3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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