



3 Bed House - Semi-Detached

21 Derby Road, Duffield, Belper DE56 4FL
Offers Around £315,000 Freehold



3



1



1



D

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Well Maintained Traditional Bay Fronted Home
- Ecclesbourne School Catchment Area
- Lounge with Bay Window
- Fitted Kitchen/Dining Room with Doors To Garden
- Three Bedrooms & Fitted Bathroom
- Private Enclosed Gardens
- Driveway - Car Standing Spaces For Three Vehicles
- Garage, Greenhouse, Shed
- No Chain Involved
- Walking Distances To All Amenities - Shops, Bus/Train Service, Doctors & Countryside

ECCLESBOURNE SCHOOL CATCHMENT AREA - A well maintained traditional bay fronted semi-detached property benefiting from a private garden located in the popular village of Duffield - NO CHAIN

The property offers potential to be extend/loft conversion (subject to planning permission)

In brief the gas central heated and double glazed living accommodation briefly consists on the ground floor, entrance hall with staircase leading to first floor, understairs storage cupboard, lounge with bay window and fitted kitchen/dining room. The first floor landing leads to three bedrooms and a fitted family bathroom.

The property is set back from the pavement behind a lawned foregarden and a driveway providing car standing spaces.

The garden enjoys shaped lawns, a varied selection of shrubs, plants, raised decking area and at the bottom of the garden there is a further seating area providing a pleasant sitting out and entertaining space. Greenhouse. Timber shed. Garage. Space for storing bins.

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

Entrance Hall

15'5" x 3'5" (4.72 x 1.05)

With double glazed entrance door with inset window with stained glass, deep skirting boards and architraves, high ceiling, radiator, understairs storage cupboard and staircase leading to first floor.



Understairs Storage Cupboard

7'0" x 2'8" (2.14 x 0.82)

With power and lighting.

Lounge

14'6" x 10'9" (4.43 x 3.30)

With chimney breast incorporating inset living flame gas fire and raised stone hearth, deep skirting boards and architraves, high ceiling, radiator, double glazed bay window with fitted blind with aspect to front and internal stripped panelled door.



Living Kitchen/Dining Room

17'8" x 8'4" (5.40 x 2.56)



Dining Area

With chimney breast incorporating log burning stone with raised stone hearth, deep skirting boards and architraves, high ceiling, radiator, double glazed door opening onto raised decking and private rear garden, matching side double glazed windows, internal stripped panelled door and open space leading to kitchen area.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, gas cooker with extractor hood over, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge, tiled effect flooring, double glazed window overlooking private rear garden and open space leading back into dining area.



First Floor Landing

8'3" x 3'8" (2.53 x 1.12)

With deep skirting boards and architraves, high ceiling, attractive balustrade and double glazed window to side with fitted blind.



Bedroom One

14'9" x 10'9" (4.50 x 3.29)

With chimney breast, radiator, double glazed bay window to front with fitted blind, deep skirting boards and architraves, high ceiling and internal stripped panelled door.



Bedroom Two

12'0" x 10'9" (3.68 x 3.29)

With chimney breast, wardrobe with sliding doors included in the sale, deep skirting boards and architraves, high ceiling, access to roof space, built-in cupboard housing the combination central heating boiler, radiator, pleasant views to rear, double glazed window and internal stripped panelled door.



Bedroom Three

7'1" x 6'6" (2.18 x 1.99)

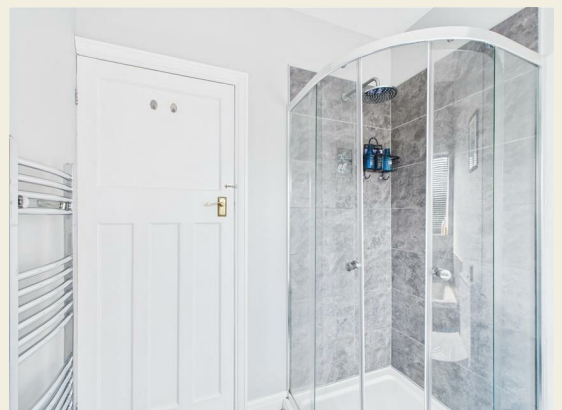
With deep skirting boards and architraves, high ceiling, radiator, double glazed window to front with fitted blind and internal stripped panelled door.



Family Bathroom

8'3" x 6'4" (2.52 x 1.95)

In white with bath with chrome fittings, pedestal wash handbasin with chrome fittings, low level WC, separate corner shower cubicle with chrome fittings including shower, fitted bathroom unit providing storage, deep skirting boards and architraves, high ceiling, heated chrome towel rail/radiator, extractor fan, double glazed obscure window with tiled sill and fitted blind and internal stripped panelled door.



Private Garden

Being of a major asset to the sale of this particular property is its private (non overlooked) rear garden. The garden enjoys shaped lawns, a varied selection of shrubs, plants, raised decking area and at the bottom of the garden there is a further seating area providing a pleasant sitting out and entertaining space. Greenhouse. Timber shed. Garage. Space for storing bins.

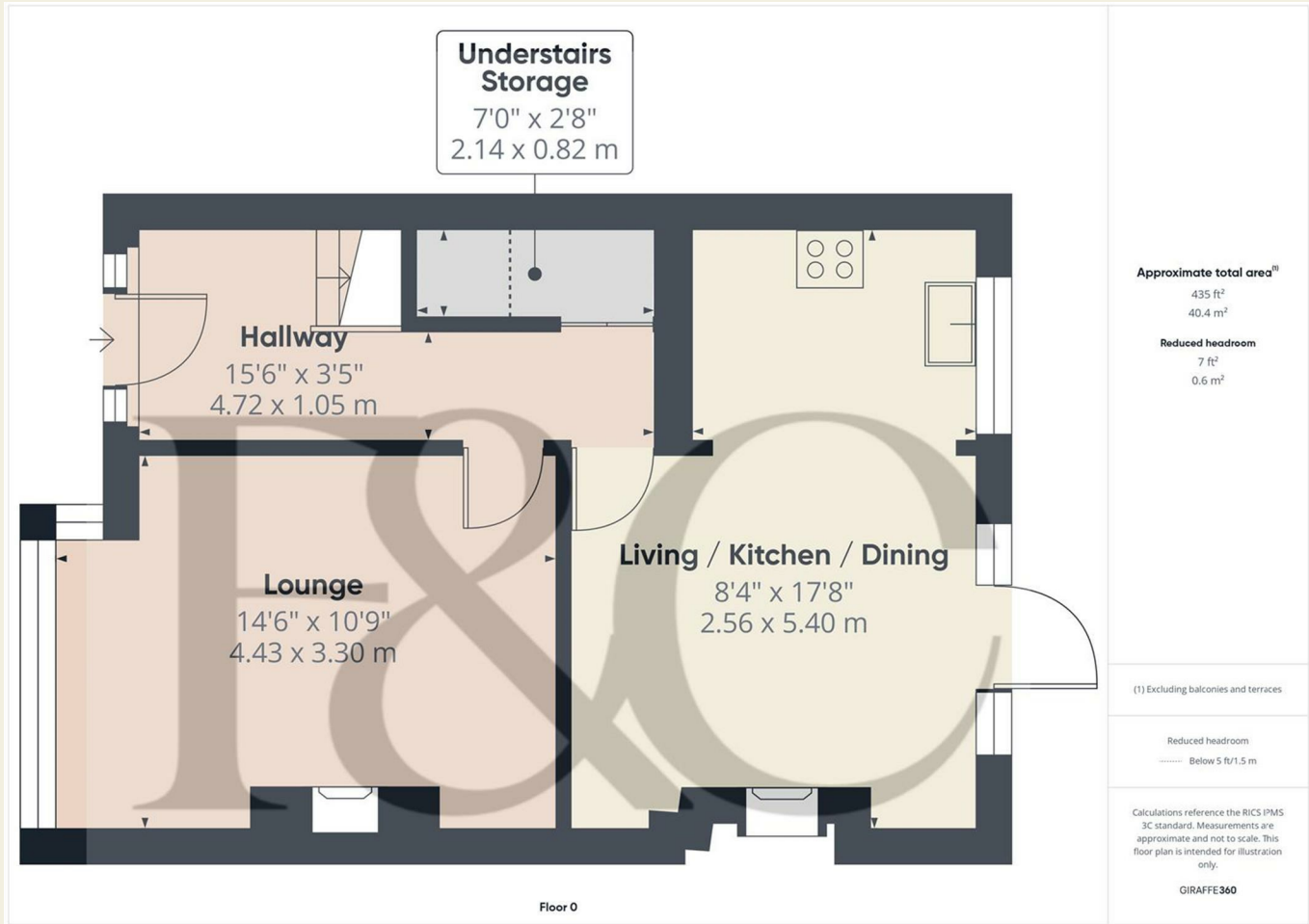


Driveway

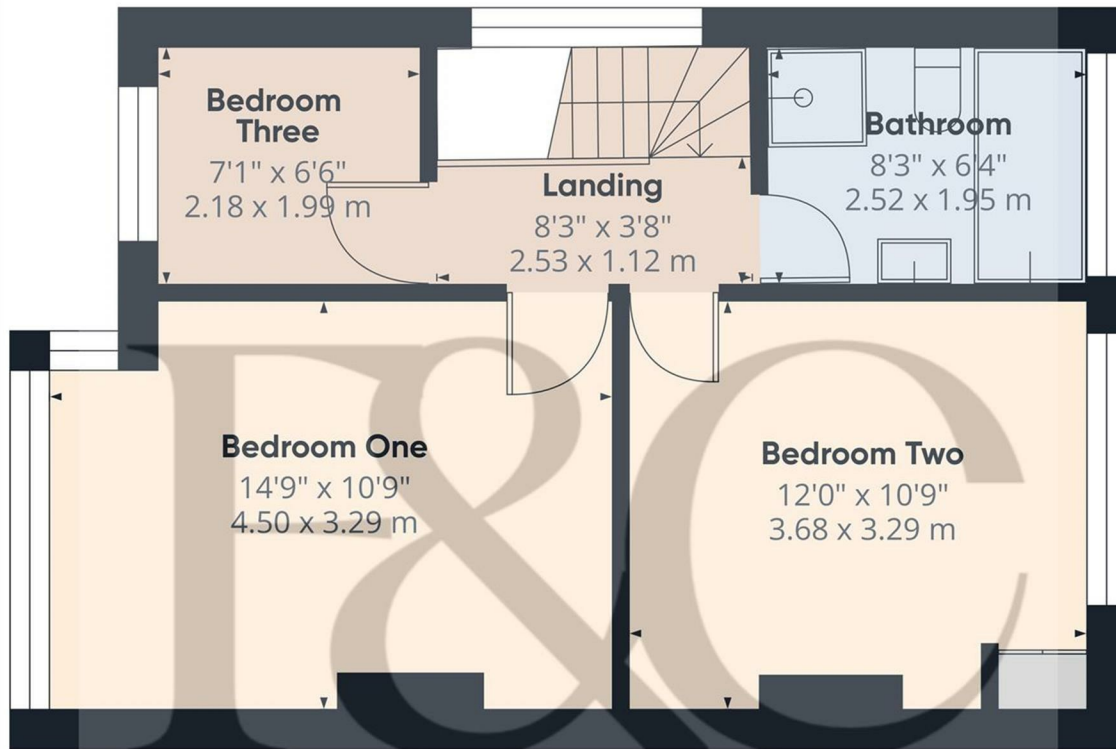
A gravel driveway to the front of the property provides car standing spaces for three vehicles.



Council Tax Band C



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area⁽¹⁾
412 ft²
38.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 1

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>		
	61	80
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		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.