



6 Bed House - Detached

The Old House Makeney Road, Duffield, Belper DE56 4BD
Offers Around £1,200,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- High Quality Detached Home
- Ecclesbourne School Catchment Area
- Countryside Views
- Lounge & Dining Room
- Stunning Living Kitchen/Dining Room
- Utility, Boot Room, Cloakroom
- Six Bedrooms & Two Bathrooms
- South Facing Stone Walled Garden – Open Views
- Sweeping Resin Driveway for Several Vehicles
- Large Garage with Power & Lighting

ECCLESBOURNE SCHOOL CATCHMENT AREA – STUNNING, QUALITY, SKILFULLY, EXTENDED, RENOVATED GRADE II LISTED DETACHED STONE RESIDENCE.

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.

Accommodation

Ground Floor

Entrance Hall

With charming original panelled character door with inset obscure windows, herringbone style wood flooring with underfloor heating, split-level staircase with Arts & Crafts balustrade, deep skirting boards and architraves and door giving access to cellar.

Cellar

A small dry cellar with tiled flooring and wine rack.

Cloakroom

5'10" x 4'11" (1.79 x 1.50)

With low level WC, fitted washbasin with chrome fittings with fitted base cupboard underneath, patterned tiled splashback, wood flooring with underfloor heating, exposed stonework, spotlights to ceiling, extractor fan, wall lights, sealed unit double glazed window with fitted blind and internal pine panelled door.

Boot Room

17'0" x 5'4" (5.19 x 1.65)

Beautifully fitted with cupboards providing excellent storage for coats and shoes, cushioned seating area, wood flooring with underfloor heating, stable door giving access to driveway, gardens and garage, double glazed window to side, burglar alarm control panel and additional side access door with inset window.



Lounge

25'2" x 11'6" (7.69 x 3.51)

With inglenook style fireplace and principal beam with exposed brick wall incorporating Portway gas burning stove and tiled hearth, wood flooring with underfloor heating, beams to ceiling, original Crittall leaded windows to front with internal stripped panelled shutters, countryside views to front, additional chimney breast incorporating exposed brick fireplace with inset stone lintel and fitted bespoke book shelving to the left-hand side and sealed unit double glazed French doors opening onto sun patio and private garden.



Dining Room

13'9" x 10'10" (4.21 x 3.32)

With wood flooring with underfloor heating, chimney breast with display fireplace alcove, wide open square archway leading into superb living kitchen/dining room, original Crittall windows to front with internal stripped shutters and countryside views and internal old charming stripped panelled door.



Living Kitchen/Dining/Snug



Dining/Snug Area

With matching wood flooring with underfloor heating, chimney breast with inset oak principal beam incorporating Portway gas burning stove with raised tiled hearth, double glazed window and open space leading into kitchen area.



Concealed Storage

With shelving, power and lighting.

Kitchen Area

A beautifully fitted kitchen by Kedleston Interiors with a large fitted kitchen island incorporating Miele induction hob with concealed Falmec extractor hood and integrated dishwasher, Corian worktops, one and a half sink unit with Quooker tap, a full range of base cupboards providing good storage, Miele wine cooler, the continuation of the Corian worktops leading to a breakfast bar area, a further range of wall and base cupboards providing storage, built-in Miele combi microwave/oven, Miele fan assisted central oven, Miele steam oven and two warming/slow cook draws, large integrated Siemens fridge, large integrated Siemens freezer, wood flooring with underfloor heating, spotlights to ceiling, built-in ceiling speakers, double glazed picture window to side and feature double glazed bi-folding doors opening onto sun patio and private rear garden.



Utility/Laundry Room

16'4" x 3'5" (5.00 x 1.05)

Providing good storage with coat hangers, glazed door giving access to garden, radiator, plumbing for automatic washing machine, shelving, vent for tumble dryer, power, lighting and half glazed stripped internal door.

First Floor

Landing

An attractive split-level staircase with fitted carpet and herringbone style wood flooring, radiator, original Crittall windows to front with countryside views and the continuation of the staircase leading to the second floor.

Bedroom Two

13'11" 11'1" (4.25 x 3.38)

With period display cast iron fireplace, wardrobes and storage cupboard, shelving, radiator, original Crittall windows to front with countryside views and internal stripped latched door.



Bedroom Three

14'1" x 9'11" (4.31 x 3.04)

With principal beam to ceiling, cast iron fireplace, radiator, original Crittall window to side with deep windowsill, original Crittall window to front with countryside views and internal stripped latched door.



Further Landing Area

With wood flooring, feature illuminated original stone wall and double glazed Velux style window.



Bedroom One

14'4" x 14'0" (4.37 x 4.27)

With feature vaulted ceiling with beams, deep skirting boards and architraves, large floor-to-ceiling double glazed window incorporating French doors opening onto balcony, underfloor heating, pleasant views of garden, countryside views and internal pine panelled door.



Balcony

With composite decked floor and chrome balustrade with inset glass panels.

En-Suite

11'6" x 7'4" (3.51 x 2.25)

With large walk-in shower with waterfall and hand held shower fittings, twin washbasins both having fitted base cupboards underneath, low level WC, heated towel rail/radiator, wood flooring with underfloor heating, spotlights to ceiling, extractor fan, double glazed obscure window and internal door.



Family Bathroom

11'7" x 9'7" (3.54 x 2.94)

With roll edge top slipper bath with chrome fittings including chrome mixer tap/hand shower attachment, fitted washbasin with fitted base cupboard underneath, low level WC, separate corner shower cubicle with chrome shower, wood flooring with underfloor heating, heritage style towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window to rear with countryside views and internal pine panelled door.



Landing/Corridor

With double glazed windows overlooking private garden and wood flooring with underfloor heating.

Bedroom Four/Study (multi-purpose room)

23'10" x 11'5" (7.28 x 3.49)

Enjoying a dual aspect to both the front and rear with countryside views, underfloor heating, two double glazed windows, character ceilings, spotlights to ceiling and internal pine door.



Second Floor

Landing

With radiator, beams to ceiling and access to roof space.

Bedroom Five

11'7" x 13'1" (3.54 x 3.99)

With character ceilings, radiator, exposed timbers/beams, original Crittall window to side and internal stripped latched door.



Bedroom Six

13'2" x 13'1" (4.03 x 4.00)

With character ceilings, radiator, exposed timbers/beams, original Crittall window to side, brick chimney breast and internal stripped latched door.

Garden

A private south-facing stone walled garden complements the property with large raised patio providing a pleasant sitting out and entertaining space leading to a wide shaped lawned garden with a varied selection of shrubs, plants, trees and at the bottom of the garden, a further patio area with timber shed. The rear garden backs onto attractive open fields with views towards Duffield Bank and beyond.



Large Garage

24'4" x 11'5" (7.44 x 3.50)

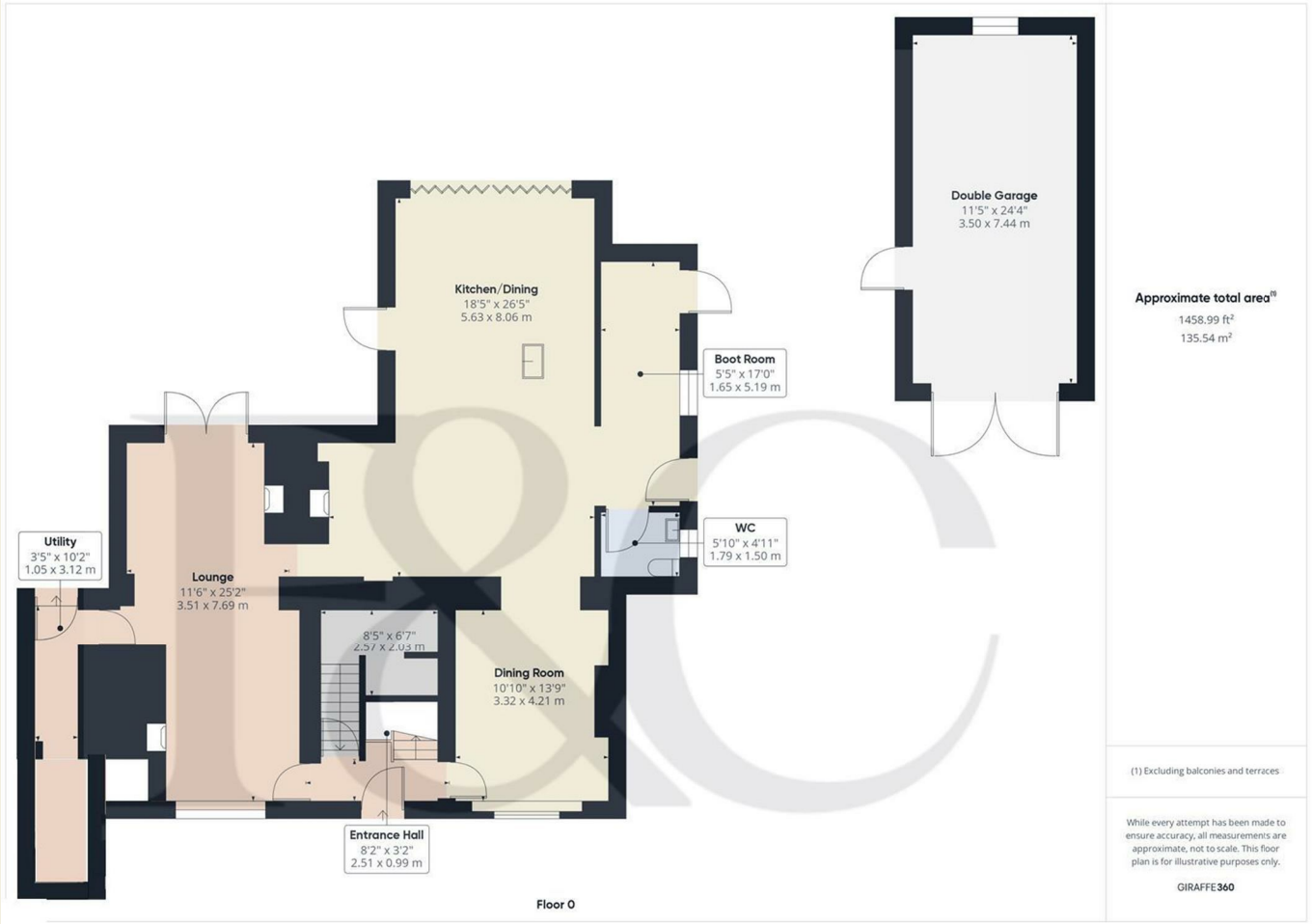
With power and lighting, double glazed window, side personnel door and double opening front doors.



Large Driveway

A resin driveway provides car standing spaces for approximately five/six cars and leads to secure double opening gates which in turn lead to a further resin area, ideal for washing cars with drainage hole.





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.



Floor 1

Approximate total area⁽¹⁾

1483.66 ft²
137.84 m²

Reduced headroom

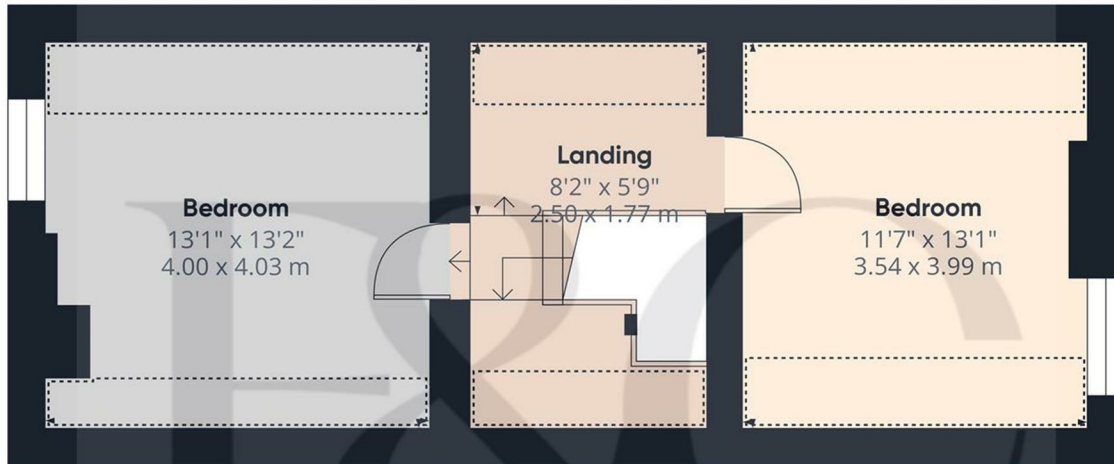
122.53 ft²
11.38 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
400.31 ft²
37.19 m²

Reduced headroom
139.97 ft²
13 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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Floor 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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