



3 Bed House - Semi-Detached

7 New Zealand Lane, Duffield, Belper DE56 4BZ

Offers Around £295,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Extended Family Semi-Detached Property
- Ecclesbourne School Catchment Area
- Lounge & Dining Room
- Kitchen
- Three Bedrooms
- Shower Room/Bathroom
- Front & Rear Gardens
- Large Driveway
- Garage
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - Extended three bedroom family semi-detached house offering comfort and potential. Located within a short walk to Duffield Village amenities and schools.

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

9'7" x 5'10" (2.93 x 1.79)

With entrance door, radiator, built-in storage cupboard, two double glazed windows and staircase leading to first floor.

Lounge

19'7" x 9'4" (5.98 x 2.87)

With stone fireplace with gas point for gas fire, internal glazed doors opening into dining room and double glazed bow window to front.



Dining Room

13'10" x 11'11" (4.22 x 3.64)

With radiator, coving to ceiling and double glazed patio door opening onto rear garden.



Kitchen

9'3" x 7'5" (2.84 x 2.27)

With single stainless steel sink unit with mixer tap, wall and base cupboards, worktop, plumbing for automatic washing machine, gas cooker point, wall mounted central heating boiler, double glazed window to side and double glazed door.



Pantry

4'1" x 3'2" (1.26 x 0.98)

With window and shelving.

Rear Porch

4'1" x 2'11" (1.25 x 0.91)

With side door.

First Floor Landing

6'5" x 4'2" (1.96 x 1.29)

With window to side and access to roof space.

Bedroom One

13'10" x 9'3" (4.23 x 2.82)

With radiator, built-in cupboard and double glazed window to front.



Bedroom Two

14'3" x 10'3" (4.36 x 3.14)

With wardrobes, radiator, cupboard, window to side and door leading to bedroom three.



Bedroom Three

11'10" x 10'2" (3.61 x 3.12)

With radiator and double glazed window to rear.



Shower Room/Bathroom

6'2" x 5'9" (1.90 x 1.77)

With a separate shower cubicle with electric shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and obscure window.



Front Garden

The property is set back from the pavement edge behind a small fore-garden with gravelled beds and low brick retaining wall.

Rear Garden

To the rear of the property is a manageable, enclosed rear garden laid to lawn with flower beds and paved patio.



Driveway

To the front and side of the property is a tarmac driveway providing car standing spaces for several cars.

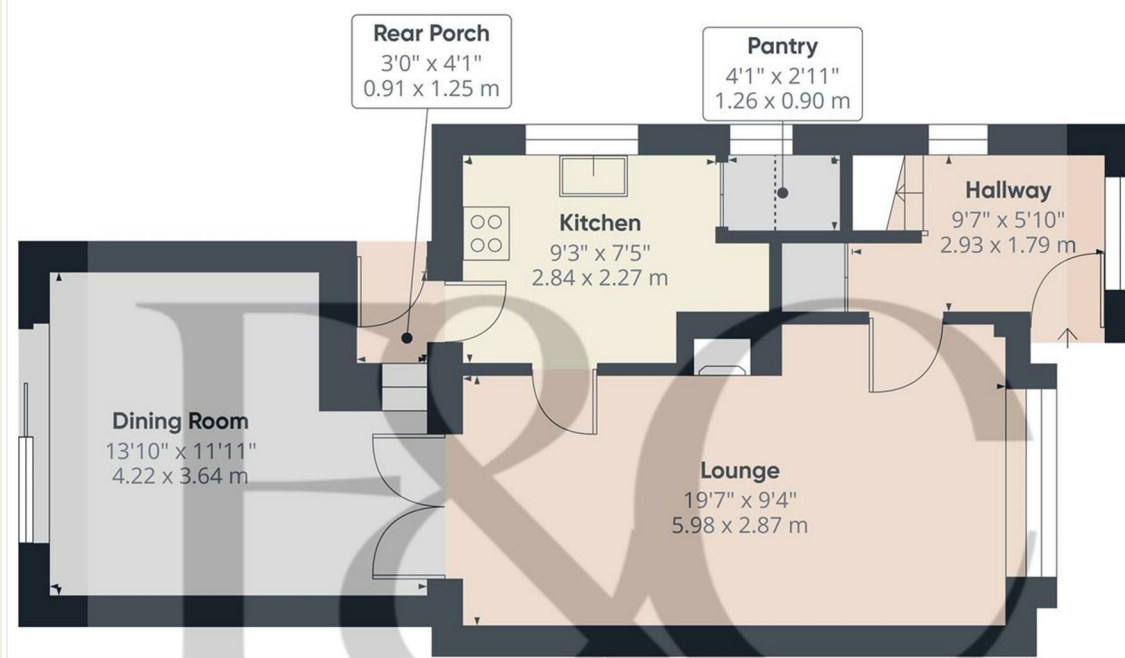
Garage

19'3" x 9'8" (5.89 x 2.97)

With concrete floor, side personnel door, power, lighting, rear window and up and over front door.



Council Tax Band D



Floor 0 Building 1

Approximate total area⁽¹⁾

509 ft²
47.3 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

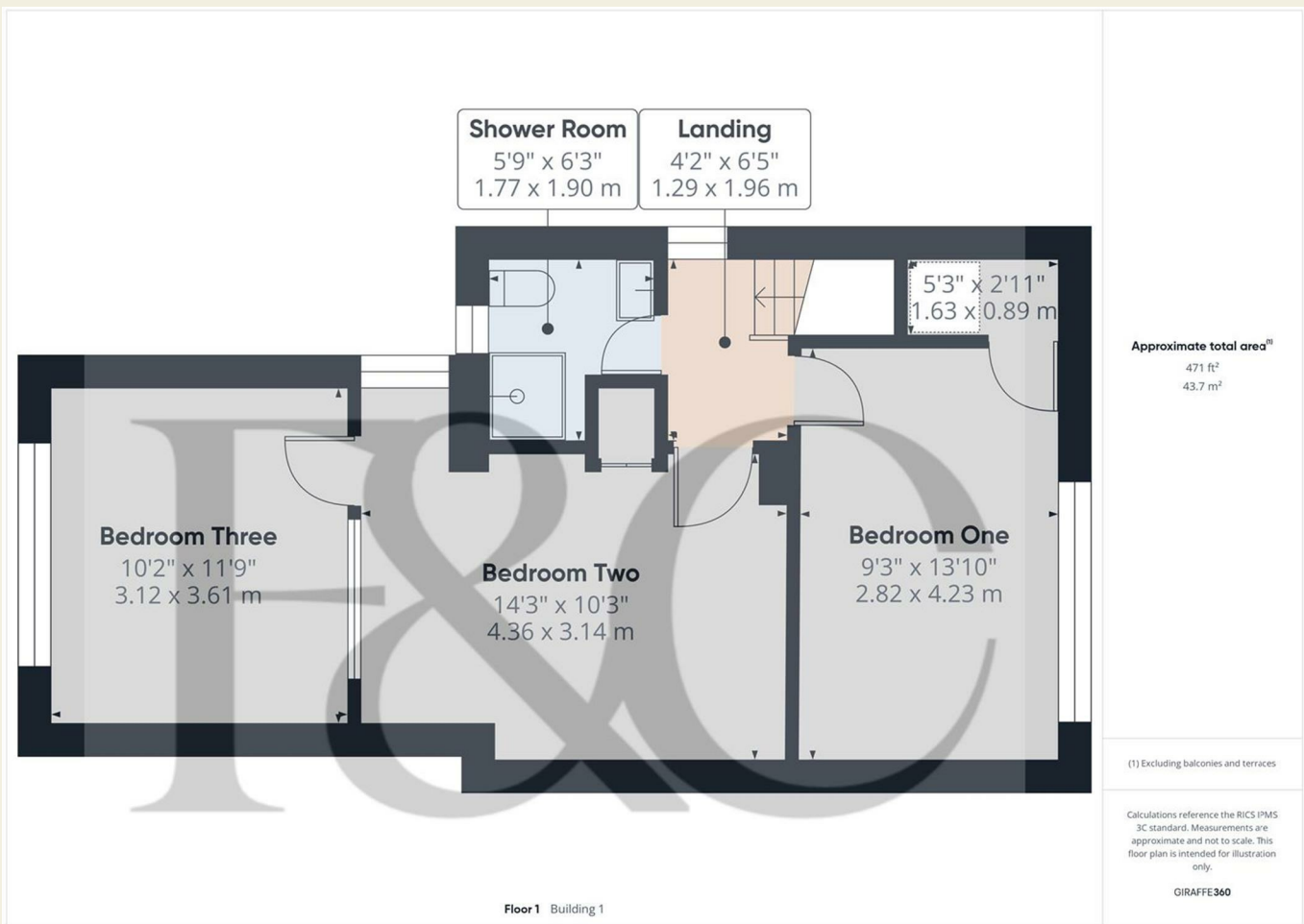
Reduced headroom

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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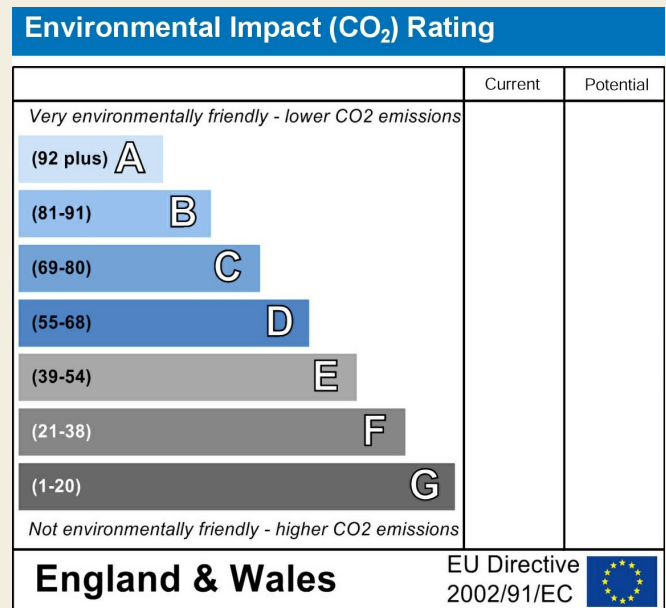
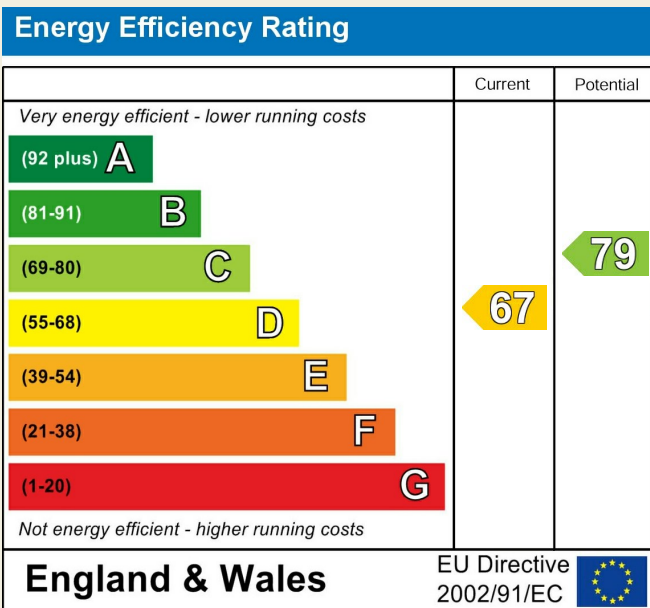
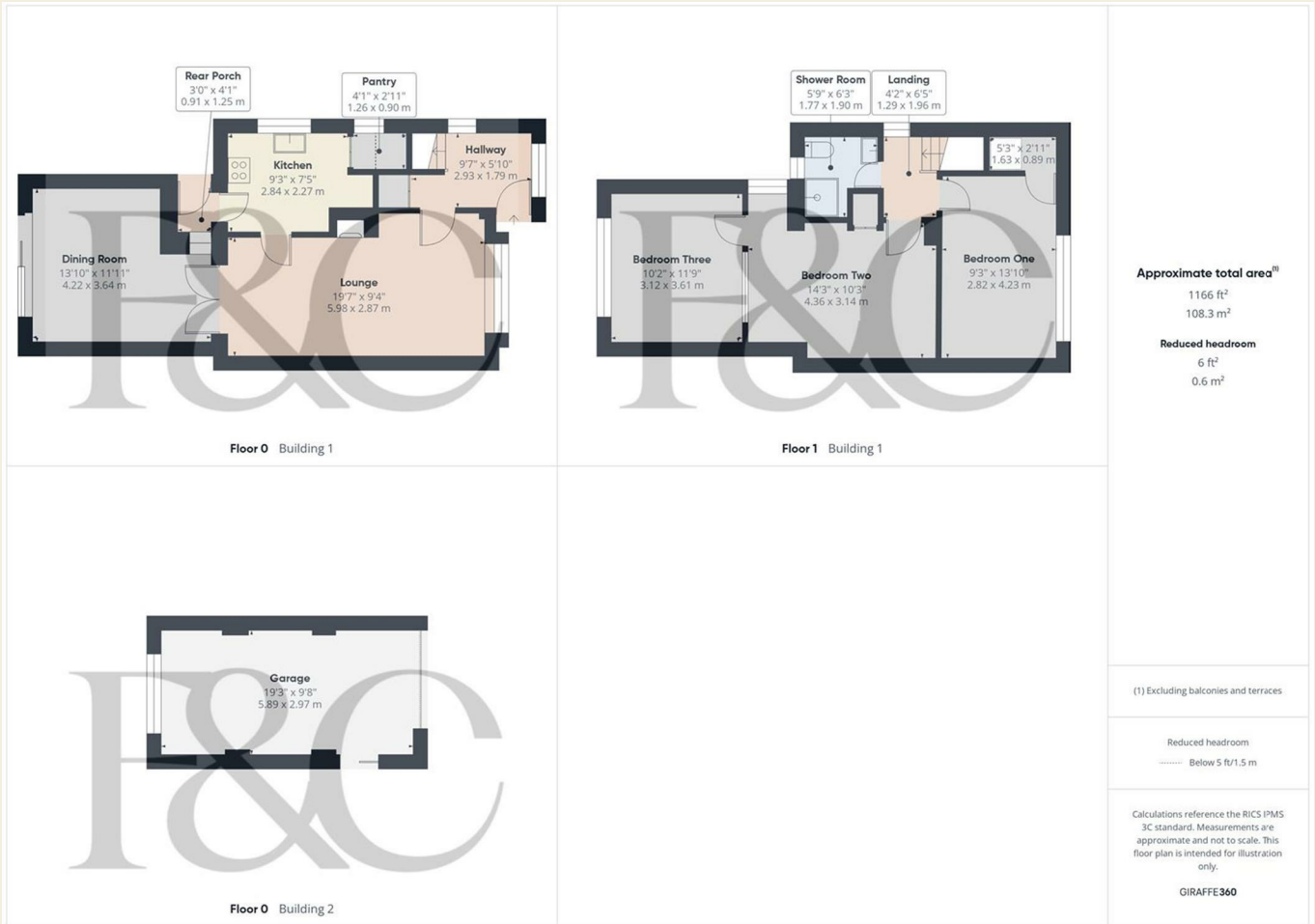
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