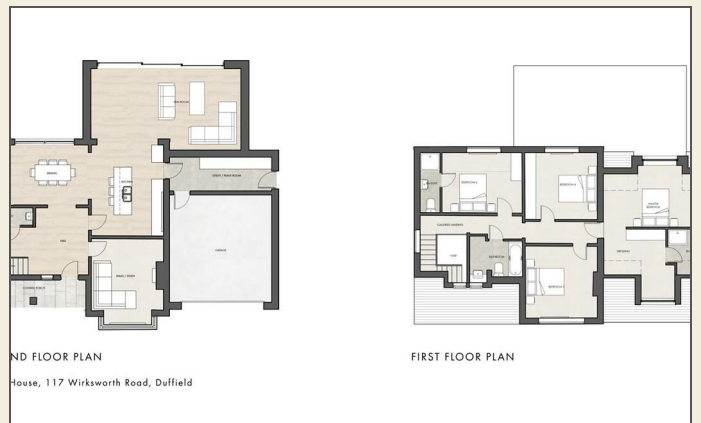




4 Bed House - Detached

Sunset House 117 Wirksworth Road, Duffield DE56 4GY

Price £890,000 Freehold



4



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Stunning Four/Five Bedroom Detached
- Ecclesbourne School Catchment Area
- Stylish Living Kitchen/Dining/Sun Room
- Snug/Study or Bedroom Five
- Utility Room & Cloakroom
- Four Double Bedrooms & Three Bathrooms
- South Facing Gardens
- Driveway & Large Garage
- Part Exchange Considered
- Completion Estimated October 2025

ECCLESBOURNE SCHOOL CATCHMENT AREA - Welcome to Sunset House, a stunning four/five bedroom detached property located off Broadway in the charming village of Duffield.

The high standard of finish, crafted by the renowned Chevin Homes Developments, ensures that every detail has been thoughtfully considered, providing a luxurious and comfortable living environment.

This newly built home offers a perfect blend of modern living and stylish design, making it feel like a brand new residence.

The heart of the home is the stylish living kitchen, which seamlessly combines dining and sunroom areas, creating a bright and inviting atmosphere. The property boasts four well-proportioned double bedrooms, ensuring comfort for all family members. With three modern bathrooms, morning routines will be a breeze, providing convenience and privacy. Additionally, there is a snug that can serve as a study or even a fifth bedroom, offering flexibility to suit your needs.

Step outside to discover a delightful south-facing garden, perfect for enjoying sunny days and outdoor activities. The large garage provides ample storage and car parking spaces.

Situated close to local amenities, you will find everything you need just a stone's throw away, while the nearby countryside offers beautiful walks and outdoor activities for those who appreciate nature.

Part exchange may also be considered, making this an opportunity not to be missed.

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

Entrance Hall

Cloakroom

Snug/Study or Bedroom Five

Stunning Living Kitchen/Dining/Sun Room

Utility Room

Double Bedroom One

En-suite

Double Bedroom Two

En-suite

Double Bedroom Three

Double Bedroom Four

Family Bathroom

South Facing Garden

Driveway

Large Garage



GROUND FLOOR PLAN

Sunset House, 117 Wirksworth Road, Duffield



FIRST FLOOR PLAN

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