



## 5 Bed House - Detached

Wayside Cottage Duffield Bank, Duffield, Belper DE56 4BG  
Offers Around £899,950 Freehold



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- Charming Detached Property of Style and Character
- Ecclesbourne School Catchment Area
- Beautiful Open Views – Super Fast Broadband
- Sitting Room with Log burner, Snug & Fitted Study
- Fitted Kitchen with Appliances & Dining Room with Log Burner
- Utility & Cloakroom
- Five Bedrooms & Two Bathrooms
- Generous Garden Plot with Delightful Views
- Driveway & Double Garage
- A Special Elevated Position on Duffield Bank with Views over the Derwent Valley

ECCLESBOURNE SCHOOL CATCHMENT AREA – Wayside Cottage is a five bedroom detached home of charm and character occupying a superb elevated position on Duffield Bank enjoying a truly panoramic views over the Derwent Valley.

The property stands back from the road behind a charming stone wall and paved terrace. The well established gardens offer a high degree of privacy and a warm sunny aspect which extends to both the side and rear of the property.

A driveway provides car parking and access to the double garage. The property also benefits from recently installed Gigaclear super fast broadband.

#### 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, 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. Duffield local recreational facilities including squash, tennis, cricket, football, 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 Porch

A charming entrance porch with original door, quarry tile flooring, decorative beams, stone walling and coat hangers.

##### Cloakroom

4'5" x 4'0" (1.35 x 1.22)

Low-level WC, fitted wash basin, radiator, tiled splashbacks, tiled flooring, double glazed window and internal panelled door.

### Sitting Room

16'7" x 15'2" (5.08 x 4.63)

With charming stone fireplace incorporating log burning stove with raised stone hearth, two radiators, coving to ceiling, display arched alcove with shelving, beautiful views, two double glazed windows, fitted wall lights, double opening glazed doors opening into dining room and internal panelled door.



### Dining Room

19'0" x 12'4" (5.81 x 3.77)

With chimney breast incorporating log burning stove with inset stone lintel and matching stone hearth, decorative beams to ceiling, wall lights, beautiful far-reaching views, two open archways, radiator, internal glazed doors opening into sitting room, double glazed window and additional window.



### Snug

11'5" x 10'4" (3.48 x 3.17)

With radiator, spotlights to ceiling and double glazed window.



### Kitchen

12'11" x 11'6" (3.95 x 3.51)

With inset one and a half stainless steel sink unit with chrome mixer tap, wall and base fitted units with attractive matching granite worktops, central fitted kitchen island again with matching granite worktops and drawers underneath, concealed worktop lights, matching tiled flooring, Range cooker with concealed extractor hood, decorative beams to ceiling, spotlights to ceiling, radiator, beautiful far-reaching views, tiled splashbacks, built-in Smeg microwave, integrated Samsung fridge / freezer, concealed recycling bins storage, integrated Bosch dishwasher, two double glazed windows and internal panelled door.



### Rear Entrance / Utility

5'1" x 3'3" (1.55 x 1.00)

With half-glazed entrance door, with double glazed window to side with leaded finish, tiled flooring, radiator, useful built-in storage cupboard housing the central heating boiler and also providing space for plumbing for automatic washing machine and storage and double glazed window.

### Inner Hallway

9'3" x 5'2" (2.84 x 1.59)

With radiator, staircase leading to first floor and understairs storage cupboard.

### Study

9'4" x 8'3" (2.85 x 2.53)

With fitted book shelving with fitted base cupboards underneath, radiator, double glazed window and internal panelled door.



### First Floor Landing

21'6" x 6'10" x 6'10" x 5'4" x 4'2" x 2'9" (6.57 x 2.10 x 2.10 x 1.65 x 1.28 x 0.84)

With radiator and access to roof space.

### Bedroom One

15'0" x 14'8" (4.58 x 4.48)

With fitted wardrobes, radiator, two double glazed windows, beautiful views and internal panelled door.



### En-Suite Bathroom

9'3" x 8'1" (2.82 x 2.47)

With bath, wash basin, low level WC, walk-in shower with chrome shower attachment, fully tiled walls, tiled flooring, radiator, shaver point, spotlights to ceiling, additional heated towel rail/radiator, double glazed window and internal panelled door.





### Bedroom Two

12'3" x 9'11" (3.74 x 3.03)

With built-in wardrobes, charming period style display fireplace, radiator, beautiful views, display alcove with shelving, double glazed window and internal panelled door.



### Bedroom Three

13'2" x 10'0" (4.02 x 3.05)

With fitted wardrobes, radiator, beautiful views, two double glazed windows and internal panelled door.



### Bedroom Four

12'3" x 10'4" (3.75 x 3.17)

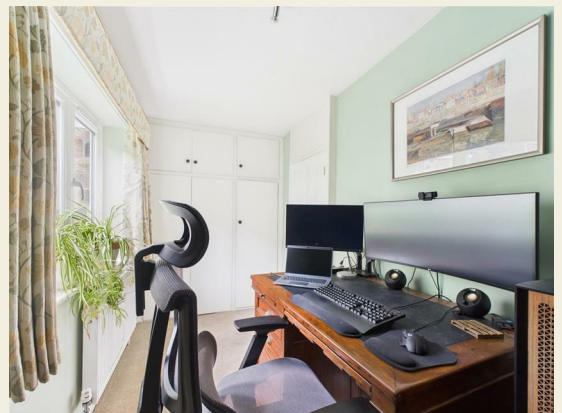
With fitted wardrobes, coving to ceiling, radiator, beautiful views, double glazed window and internal panelled door.



### Bedroom Five

13'6" x 6'0" (4.14 x 1.83)

Built-in wardrobes, radiator, display alcove with shelving, double glazed window to rear and internal panelled door.



### Family Bathroom

8'9" x 6'8" (2.68 x 2.04)

With bath, fitted wash basin, low level WC, separate corner shower cubicle with chrome shower, fully tiled walls, tiled flooring, spotlights to ceiling, radiator, beautiful views, double glazed window and internal panelled door.



### Front Garden

The property is set back from the pavement edge, behind an attractive natural stone wall with patio/terrace area, positioned to maximise the superb views. The stone wall is complemented by a neatly-kept hedge and a white painted had gate, which gives access to steps up to the stone porch.



### Side Garden

The property has an attractive lawned garden to the side with ornamental pond, two timber sheds, log/bins store and stone patio, again, well placed for those stunning views over the Derwent Valley.





### Rear Garden

The rear garden is laid to lawn with well stocked flower beds, shrubs and conifers which provide an excellent screen for privacy.



### Driveway

A driveway provides car standing space for three cars.

### Double Garage

18'1" x 15'2" (5.53 x 4.63)

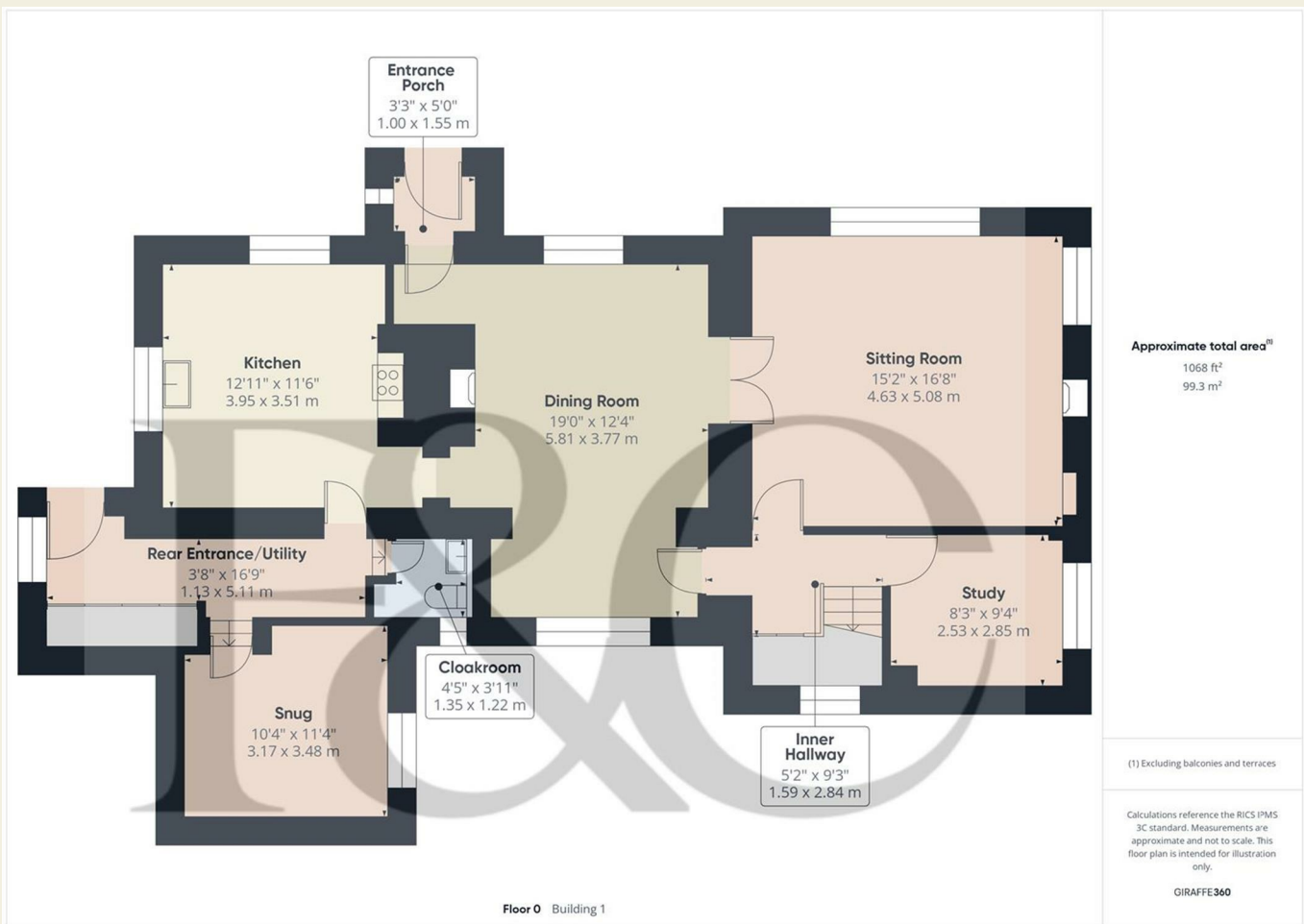
With power and lighting and electric door.



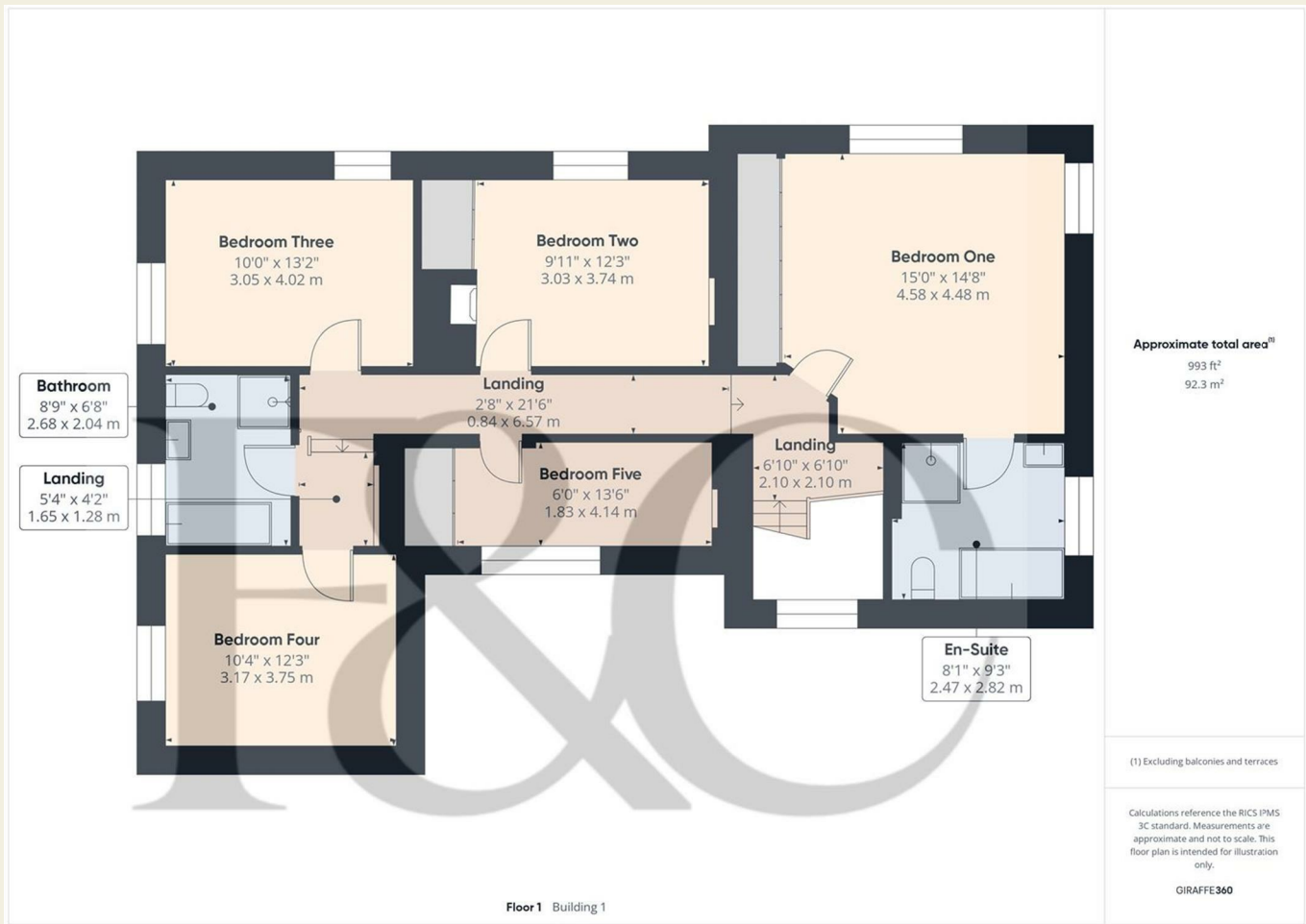
### Council Tax Band G





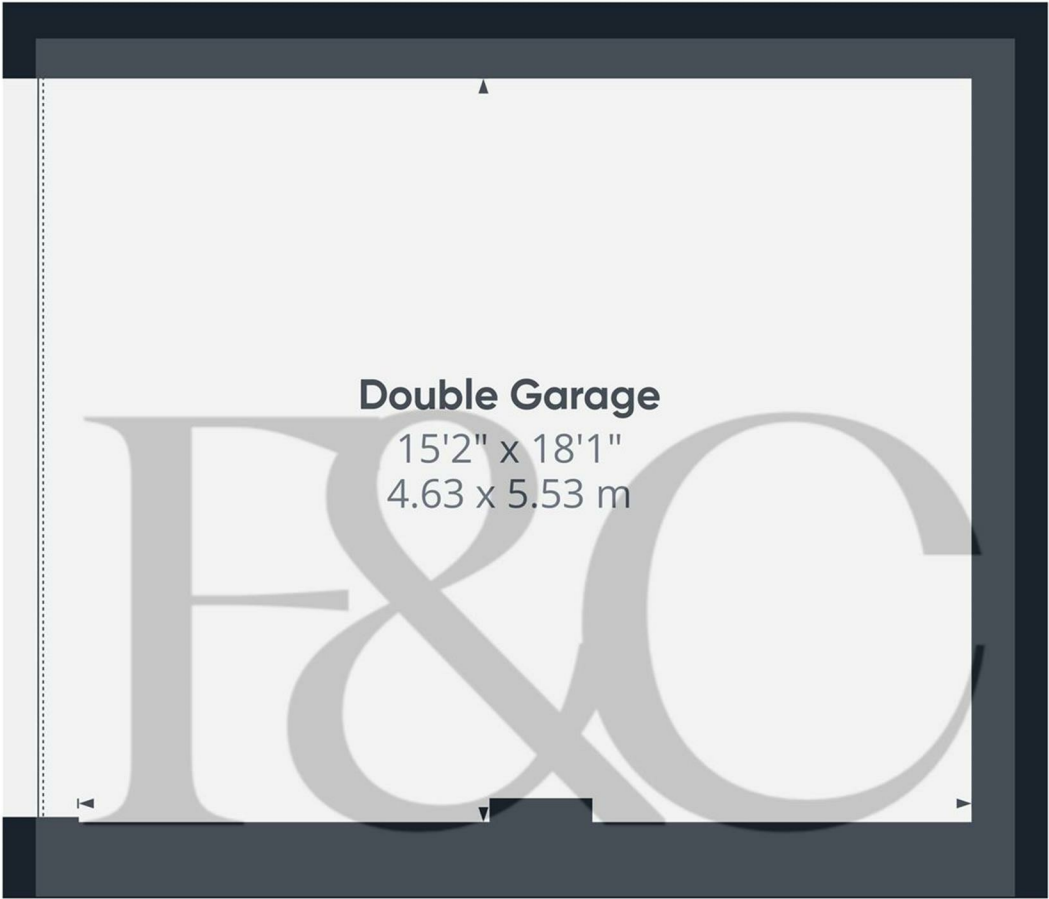


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Floor 0 Building 2

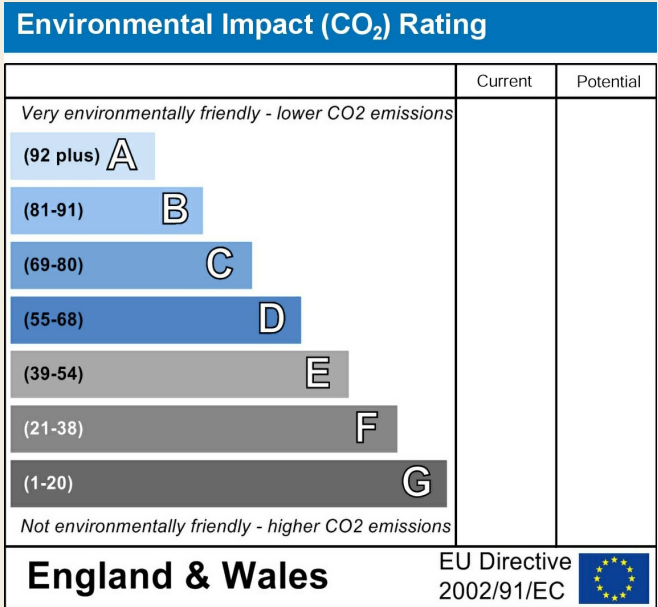
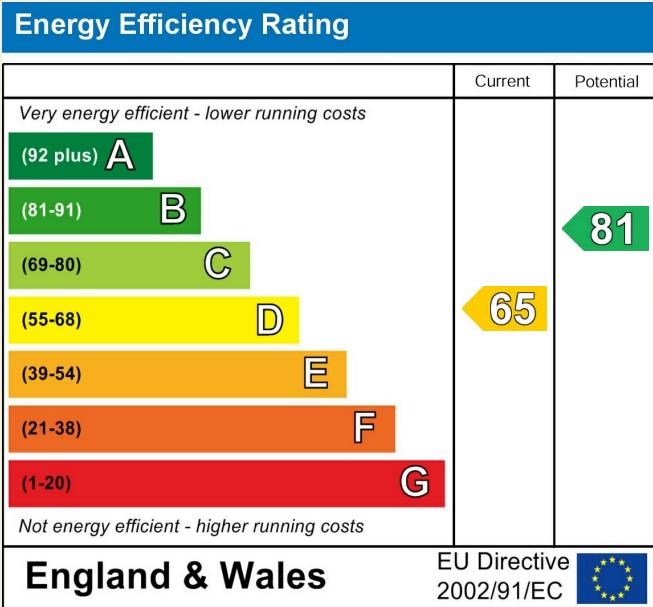
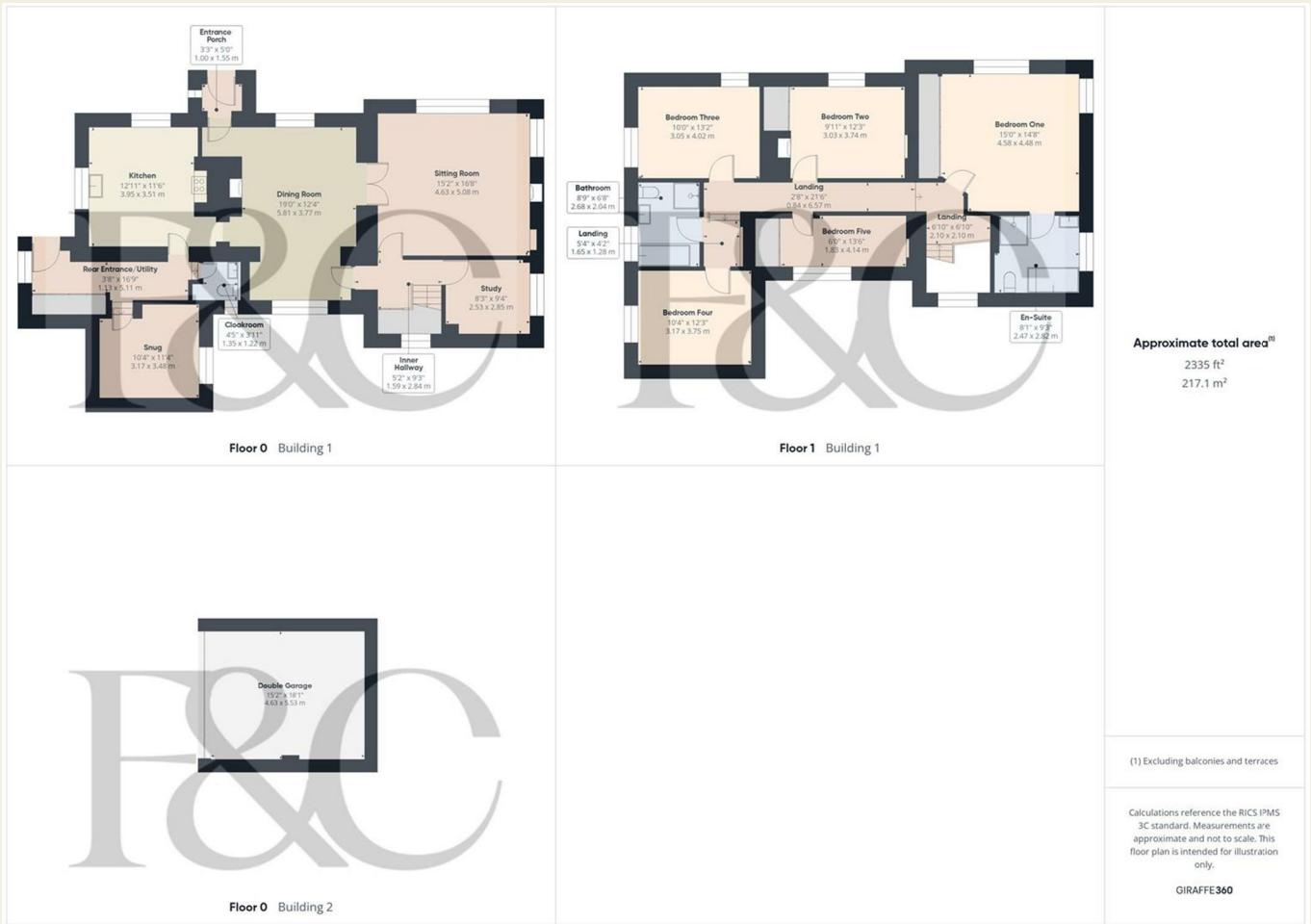
Approximate total area<sup>(1)</sup>  
274 ft<sup>2</sup>  
25.5 m<sup>2</sup>

(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.

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