



## 3 Bed House - Detached

105 Broadway, Duffield, Belper DE56 4BW  
Offers Around £525,000 Freehold



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**Fletcher  
& Company**

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- Highly Appealing Detached Property
- Ecclesbourne School Catchment Area
- Set Back From The Popular Tree-Lined Broadway via a Slip Road
- Potential to Extend (Subject to Planning Permission)
- Lounge, Dining Room, Conservatory
- Kitchen, Lean To, Utility, Cloakroom
- Three Bedrooms & Family Bathroom
- Pleasant Enclosed Garden
- Driveway & Integral Garage
- No Chain Involved

**ECCLESBOURNE SCHOOL CATCHMENT AREA** – This detached family home offers potential to be improved. Set back from the popular tree-lined Broadway via a slip road and offered with no chain involved. Easy access to Duffield Village amenities and open countryside.

#### 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 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

##### Porch

With sliding door and half glazed entrance door opening into entrance hall.

##### Entrance Hall

13'11" x 3'8" (4.26 x 1.14)

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

##### Cloakroom

5'10" x 2'11" (1.78 x 0.89)

With low level WC, wash basin, radiator, wood flooring and obscure window.



## Lounge

19'5" x 10'9" (5.93 x 3.30)

With stone fireplace with inset living flame gas fire, two radiators, coving to ceiling, double glazed window to front and internal secondary double glazed window to rear.



## Dining Room

14'0" x 9'11" (4.27 x 3.04)

With plate rack, coving to ceiling, radiator, double glazed window overlooking rear garden, internal secondary glazed window and internal double glazed door giving access to conservatory.



## Conservatory

14'0" x 9'1" (4.28 x 2.78)

With tile flooring, radiator, double glazed window and double glazed door giving access to garden.



## Kitchen

12'6" x 8'11" (3.82 x 2.74)

With single stainless steel sink unit with hot and cold tap, wall and base cupboards, worktop, built-in four ring gas hob with extractor hood over, built-in electric fan assisted oven, plumbing for dishwasher, wine rack and double glazed window overlooking rear garden.



### Side Lean To

16'6" x 4'9" (5.04 x 1.46)

With front and rear access doors, plumbing for automatic washing machine, single glazed window, power, lighting and integral door giving access to garage (potential utility room).

### First Floor Landing

10'1" x 4'1" (3.08 x 1.25)

With radiator, double glazed window and access to roof space.

### Bedroom One

14'4" x 9'1" (4.39 x 2.78)

With two built-in double wardrobes with cupboards above, dressing table, two bedside cabinets, radiator, coving to ceiling and double glazed window to rear.





### Bedroom Two

10'1" x 9'1" (3.09 x 2.77)

With two built-in double wardrobes with cupboards above, additional built-in wardrobe with cupboard above, radiator and double glazed window to rear.



### Bedroom Three

11'1" x 10'2" (3.38 x 3.10)

With fitted double wardrobe with cupboard above, additional wardrobe to side with cupboard above, radiator, coving to ceiling and double glazed window to front.



### Family Bathroom

8'2" x 7'1" (2.49 x 2.17)

With bath with electric shower over, wash basin with fitted base cupboard underneath, radiator, spotlights to ceiling, shaver point, built-in cupboard housing the Baxi combination boiler and two double glazed obscure windows.



### Separate WC

5'3" x 2'9" (1.61 x 0.84)

With low level WC, fully tiled walls and double glazed obscure window.

### Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with paving and inset flower beds.

### Rear Garden

To the rear of the property is a warm westerly facing, enclosed, rear garden laid to lawn with paved pathway and patio. Greenhouse and timber shed.



### Driveway

A tarmac driveway with block paved edges provides car standing spaces.

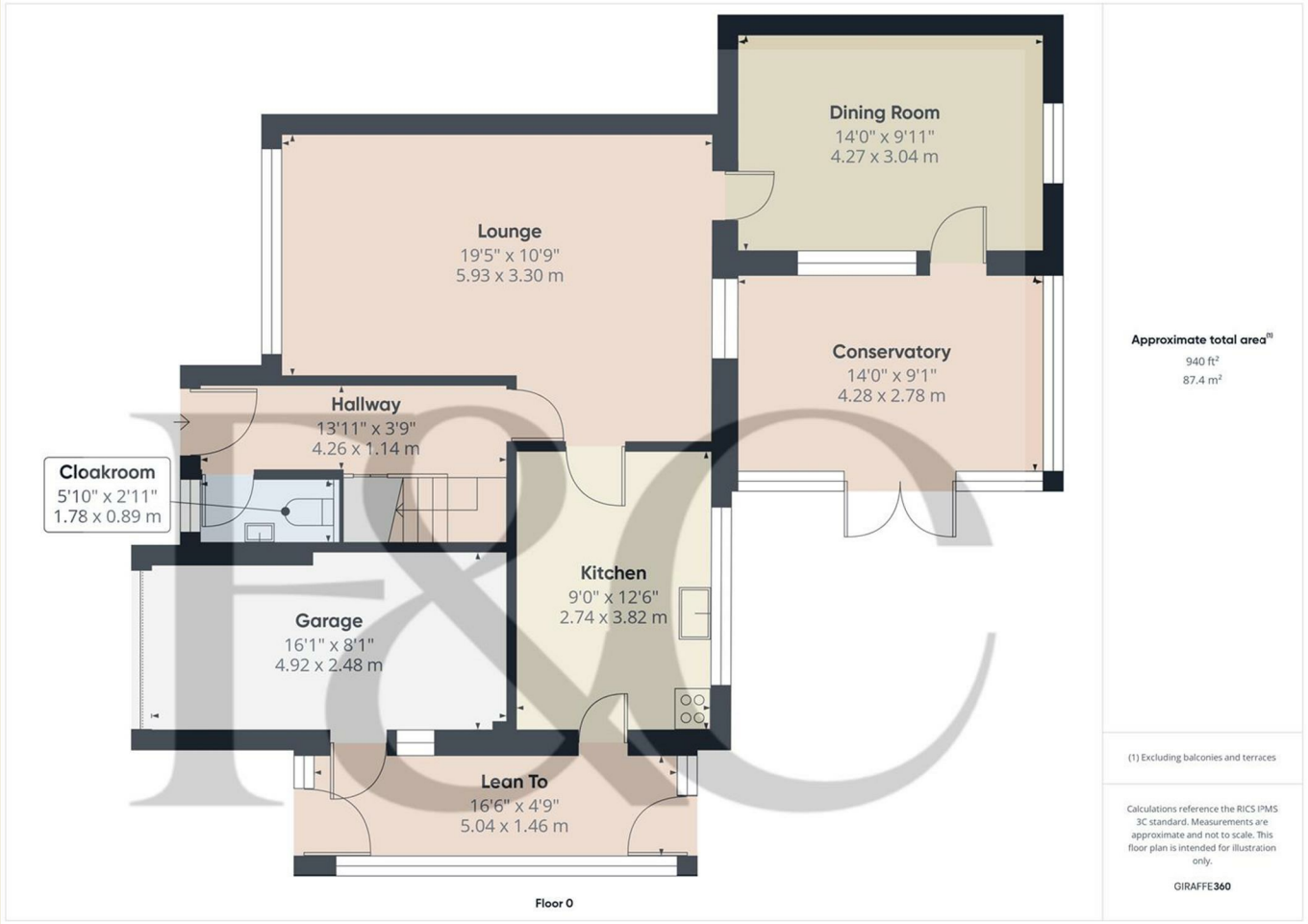
Garage

16'1" x 8'1" (4.92 x 2.48)

With concrete floor, power, lighting, up and over front door, gas metre, electric consumer unit, integral single glazed window and integral half glazed door. Cold water tap.

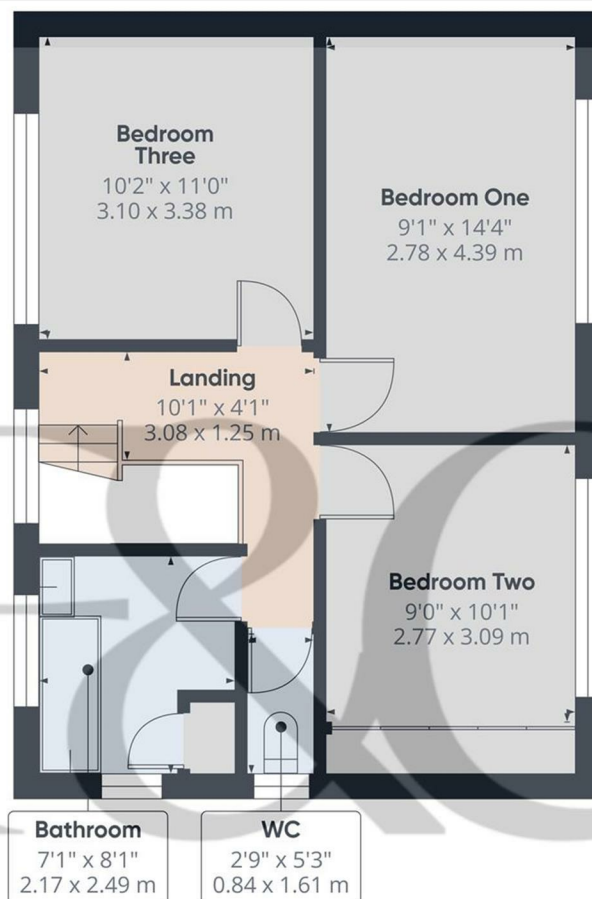


Council Tax Band E



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Floor 1


Approximate total area<sup>iii</sup>  
487 ft<sup>2</sup>  
45.2 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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