



6 Bed House - Detached

3 Sunlight, Duffield, Belper DE56 4FN
£3,500 PCM



6



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B

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Stunning Detached Property with Open Views
- Feature Sitting/Dining Hall
- Lounge with Log Stove
- Open Kitchen/Dining/Family Room
- Utility Room and Cloakroom
- Six Bedrooms and Three Bathrooms
- Driveway and Double Garage
- Sought After Gated Development
- Available End Of December 2025
- Ecclesbourne School Catchment Area

Ecclesbourne School Catchment Area. Fletcher and Company are delighted to offer this stunning six bedroom executive detached property with double garage located within a small and exclusive gated development. Offering light and spacious modern day living accommodation with large rear garden and delightful open views.

The village of Duffield is extremely sought after providing an excellent range of amenities including a varied selection of shops and schools (William Gilbert primary school, the Meadows primary school and the noted Ecclesbourne secondary school). A regular train service to Derby city centre which lies 5 miles to the south of the village. Local recreational facilities include football, rugby, cricket, squash, tennis and 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.

Viewings are highly recommended to fully appreciate the fine quality of this property, its quality finish and the sizeable plot.

* Available End Of December 2025 * EPC Rating B * Long Term Let Available *

Ground Floor

Recessed Storm Porch

With outside light, paving slabs and entrance door with chrome fittings.

Entrance Hall/Sitting Room

14'6" x 14'1" (4.42m x 4.29m)

With tiled flooring (under-floor heating), sealed unit double glazed bi-folding doors opening onto large rear garden with views towards Eaton Bank and beyond, staircase leading to the first floor, double glazed window and under-stairs storage cupboard.

Cloakroom

9'3" x 4' (2.82m x 1.22m)

In white with low level WC, fitted wash basin with chrome fittings, tiled splash-backs, tiled flooring (under-floor heating), spotlights to ceiling, extractor fan, double glazed obscure window.

Lounge

16'9" x 13' (5.11m x 3.96m)

With featured log burning stove and slate hearth, featured high ceilings, fitted wall lights, under-floor heating, double glazed window with aspect to front, double glazed French doors opening onto paved patio, large rear garden and views towards Eaton Bank and beyond.

Kitchen/Dining/Family Room

23'3" x 20'3" (7.09m x 6.17m)

Family Area

With spotlights to ceiling, under-floor heating, double glazed French doors opening onto paved and large rear garden, double glazed bi-folding doors giving access to side with side patio and garden, pleasant views across open fields, Eaton bank and beyond and open space leading into the dining area.

Dining Area

With under-floor heating, spotlights to ceiling, TV point and open space leading into the family area and kitchen area.

Kitchen Area

With 1½ bowl sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with matching worktops, Smeg stainless steel range style cooker included in the sale with stainless steel extractor hood over, integrated dishwasher, integrated large fridge, under-floor heating, spotlights to ceiling, double glazed window, open space leading into the family area and dining area, views across Eaton Bank, open fields and beyond.

Utility Room

17'10" x 6'3" (5.44m x 1.91m)

With 1½ bowl stainless steel sink unit with mixer tap, fitted wall and base cupboards with beech worktops, tiled flooring (under-floor heating), washing machine and tumble dryer included in the let, integrated freezer, double glazed window with views over open fields and countryside, double glazed door giving access to side garden and internal door giving access to double garage.

Featured First Floor Landing

15'6" x 13'9" x 7'3" (4.72m x 4.19m x 2.21m)

With spotlights to ceiling, radiator, double glazed window and staircase leading to the second floor and built-in cupboard housing the hot water cylinder.

Bedroom 1

13'3" x 13'1" (4.04m x 3.99m)

With radiator, spotlights to ceiling, double glazed window to side, double glazed French doors opening onto feature balcony and pleasant views across open fields and beyond.

Dressing Room/Wardrobe Area

9'6" x 4'7" (2.90m x 1.40m)

With two matching wardrobes with sliding doors.

En-suite Bathroom

9'6" x 6'10" (2.90m x 2.08m)

In white with bath with chrome fittings, fitted wash basin with chrome fittings and storage cupboard beneath, low level WC, separate corner shower cubicle with chrome fittings including shower, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, fitted mirror, spotlights to ceiling, extractor and double glazed obscure window.

Bedroom 2

14'6" x 13'8" (4.42m x 4.17m)

With spotlights to ceiling, radiator, double glazed window with aspect to front, double glazed French doors opening onto feature balcony, views across garden, towards open fields and beyond.

Featured Balcony

29'11" x 7'9" (9.12m x 2.36m)

Enjoys views across open fields and beyond.

Bedroom 3

13'4" x 12'9" (4.06m x 3.89m)

With spotlights to ceiling, radiator, double glazed windows, views across open fields and beyond.

Bedroom 4

13'11" x 10' (4.24m x 3.05m)

With radiator, spotlights to ceiling and double glazed window.

Family Bathroom

9'4" x 8'2" (2.84m x 2.49m)

In white with bath with chrome fittings, fitted wash basin with chrome fittings and storage cupboard beneath, low level WC, separate corner shower cubicle with chrome fittings including shower, tiled splash-backs with matching tiled flooring, spotlights to ceiling, fitted mirror, extractor fan, heated chrome towel rail/radiator and double glazed window with views over open fields and countryside.

Second Floor Landing

9'8" x 6'6" (2.95m x 1.98m)

With radiator, spotlights to ceiling and double glazed Velux window.

Bedroom 5

9'11" x 15'7" x 13'1" (3.02m x 4.75m x 3.99m)

With two radiators, spotlights to ceiling, two double glazed Velux windows and views across open fields and countryside.

En-suite 2

11'2" x 4'10" (3.40m x 1.47m)

In white with separate corner shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings and storage cupboard beneath, low level WC, tiled splash-backs with matching tiled flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed Velux window and views across open fields and countryside.

Bedroom 6

15'8" x 13'5" x 11'4" (4.78m x 4.09m x 3.45m)

With radiator, spotlights to ceiling, two double glazed Velux windows and views across open fields and countryside.

Large Garden

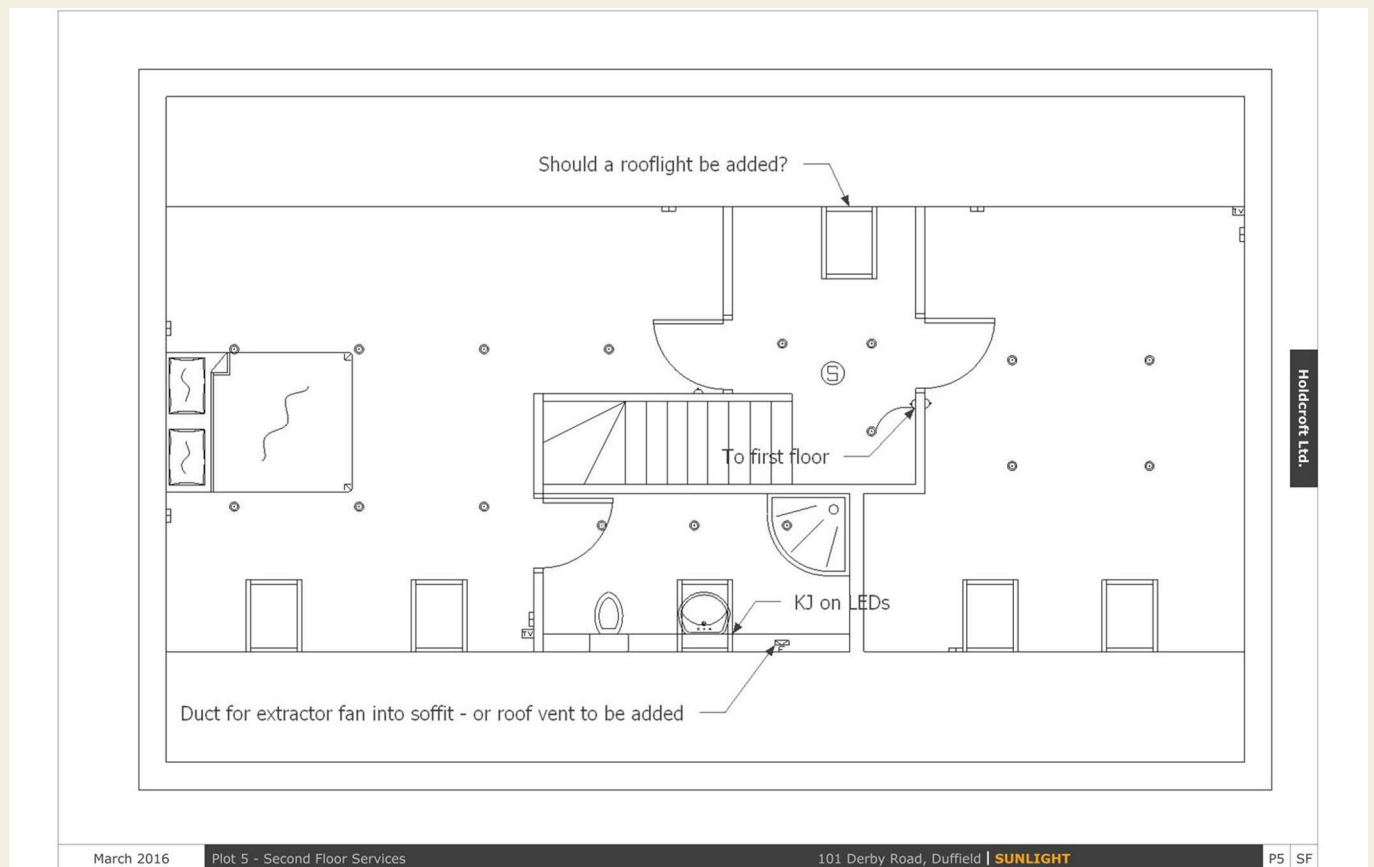
The property benefits from a large lawned garden with patio and is enclosed by fencing.

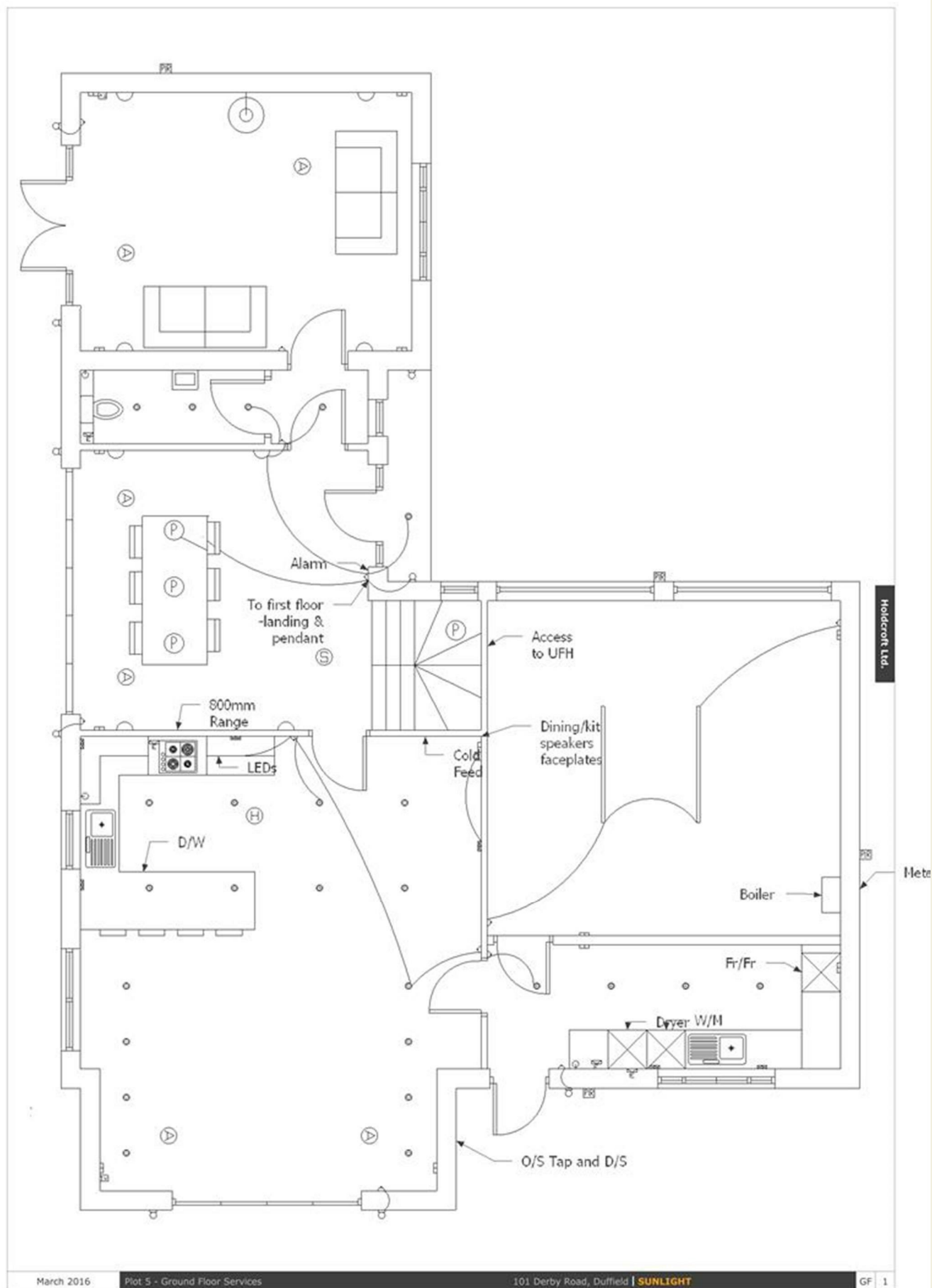
Driveway

A gravelled driveway provides car standing spaces for several cars.

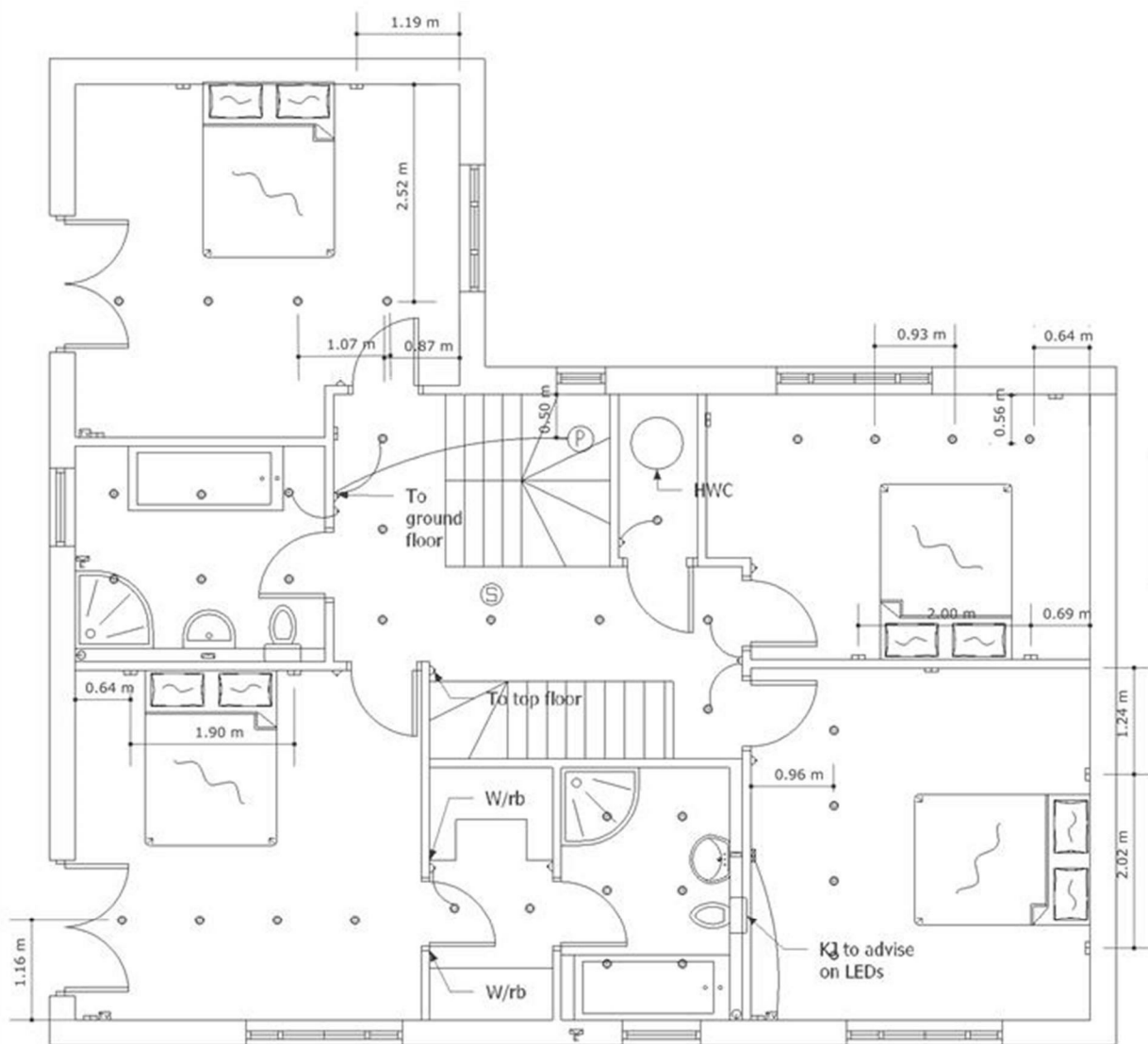
Double Garage

With concrete flooring, power, lighting, Worcester Greenstar boiler, two matching double opening front doors, cold water tap and integral door giving access to the property itself.





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	85	89
(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	