



5 Bed House - Detached

Knoll House Duffield Bank, Duffield, Belper DE56 4BG
Offers Around £825,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Detached Property – Special Elevated Position – No Chain
- Ecclesbourne School Catchment Area
- Magnificent Far Reaching Views
- Spacious Lounge with Bow Window
- Breakfast Kitchen & Separate Dining Room
- Five Bedrooms { Study & Garden Room } & Three Bathrooms
- Private Well Established Gardens
- Block Paved Driveway – Plenty of Car Parking
- Double Integral Garage & Large Single Garage
- Countryside Walks

ECCLESBOURNE SCHOOL CATCHMENT AREA – Impressive five bedroom detached property that offers an exceptional living experience.

The elevated position of the house and the spacious lounge with featured picture window allows for magnificent far-reaching views across Duffield and the Derwent Valley, providing a picturesque backdrop.

For those with multiple vehicles, the property offers generous car parking facilities. The block-paved driveway leads to both a double garage and a single garage.

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

Storm Porch

With outside light and pathway with black painted hand rails.

Entrance Hall

15'8" x 11'4" (4.79 x 3.46)

With radiator, split-level staircase leading to first floor, coving to ceiling and double opening entrance doors.

Spacious Lounge

25'8" x 16'0" (7.84 x 4.89)

With feature fireplace with surrounds with inset living flame gas fire and raised hearth, two radiators, magnificent views, display corner arched alcove with display shelving and base cupboard underneath, internal double opening doors, two double glazed windows to side and large featured three paned double glazed window enjoying magnificent views across the valley.



Dining Room

21'10" x 12'10" (6.66 x 3.92)

With fireplace with inset living flame gas fire, two radiators, coving to ceiling, wall lights, display arch alcove and sealed unit double glazed French doors opening onto paved patio and rear garden.



Breakfast Kitchen

14'10" x 9'11" (4.53 x 3.03)

With one and a half sink unit with mixer tap and also insinkerator food waste disposal, wall and base fitted units with matching worktops, tile flooring, tile splashbacks, continuation of the worktops forming a useful breakfast bar area, radiator, far-reaching views, two double glazed windows, built-in four ring gas hob with concealed extractor hood, built-in double electric fan assisted oven, integrated fridge, plumbing for dishwasher and internal door.



Utility Room

9'9" x 8'0" (2.99 x 2.46)

With double stainless steel sink unit with mixer tap, wall and base cupboards with matching worktops, plumbing for automatic washing machine, space for tumble dryer, additional built-in broom cupboard, tile flooring, floor mounted Worcester boiler, double glazed window and double glazed access door.

Hallway

20'11" x 5'2" x 4'10" x 3'10" (6.38 x 1.59 x 1.48 x 1.19)

With built-in double storage cupboard, radiator, far-reaching views to front and double glazed window.

Study/Bedroom Four

14'7" x 8'11" (4.47 x 2.72)

With radiator, double glazed window to front, far-reaching views and charming multi-paned bay window with deep window sill overlooking where garden.



Garden Room/Bedroom Five

12'4" x 10'4" (3.77 x 3.17)

With built-in double cupboard, tile flooring, radiator, coving to ceiling and sealed unit double glazed French doors opening onto paved patio and gardens.



Family Shower Room

8'9" x 5'4" (2.69 x 1.65)

With separate shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, spotlights to ceiling, heated chrome towel rail/radiator and double glazed window.

First Floor Landing

20'8" x 12'3" (6.31 x 3.75)

With coving to ceiling and double glazed window to side.

Bedroom One

14'8" x 13'9" (4.49 x 4.21)

With built-in wardrobes, radiator, spotlights to ceiling, coving to ceiling, far-reaching reviews the front and large double glazed window.



En-Suite Bathroom

8'9" x 6'0" x 5'5" x 4'11" (2.68 x 1.84 x 1.66 x 1.50)

With bath with chrome fittings, fitted wash basin with fitted base cupboard underneath, low level WC, tiles flashbacks, tiled effect flooring, radiator, heated chrome towel rail/radiator, spotlights to ceiling, coving to ceiling, additional radiator and two double glazed windows to rear.



Bedroom Two

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

With built-in double wardrobe, coving to ceiling, radiator and double glazed window to rear.



Bedroom Three

14'7" x 9'11" (4.47 x 3.03)

With built-in double wardrobe, wall cupboards, radiator, coving to ceiling, far-reaching views and double glazed window to side.



Family Shower Room

8'9" x 4'5" (2.69 x 1.36)

With double shower cubicle with chrome fittings, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring, extractor fan, fitted mirror, shaver point and heated chrome towel rail/radiator.



Cupboard

7'5" x 4'7" (2.27 x 1.42)

Providing storage and access to eaves.

Front Garden

The property stands in a slightly elevated and prominent position, set back from the pavement edge, behind a lawned fore-garden with a varied selection of shrubs, plants and side pathway.

Rear Garden

To the rear of the property is a generous sized, enclosed rear garden laid to lawn with a varied selection of shrubs, plants, hedgerows and paved patio.



Large Driveway

The property is approached via a large double width block paved driveway providing car standing spaces for approximately four/five cars.

Lower Level

With hallway, split-level staircase leading to ground floor, radiator, understairs storage cupboard and integral door giving access to double garage.

Double Garage

25'10" x 16'0" (7.88 x 4.89)

With power, lighting, double glazed window, cold water tap and electric front door.



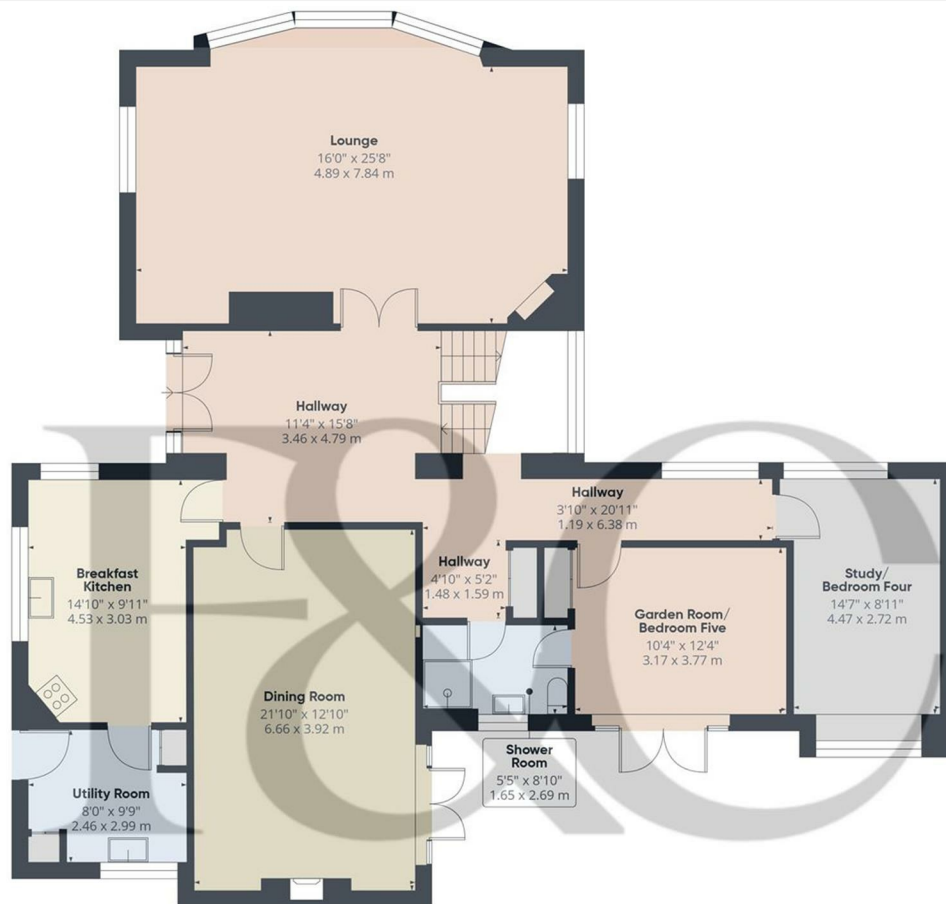
Large Single Garage

28'9" x 10'8" (8.78 x 3.26)

With electric door.

Council Tax Band G





Floor 1 Building 1

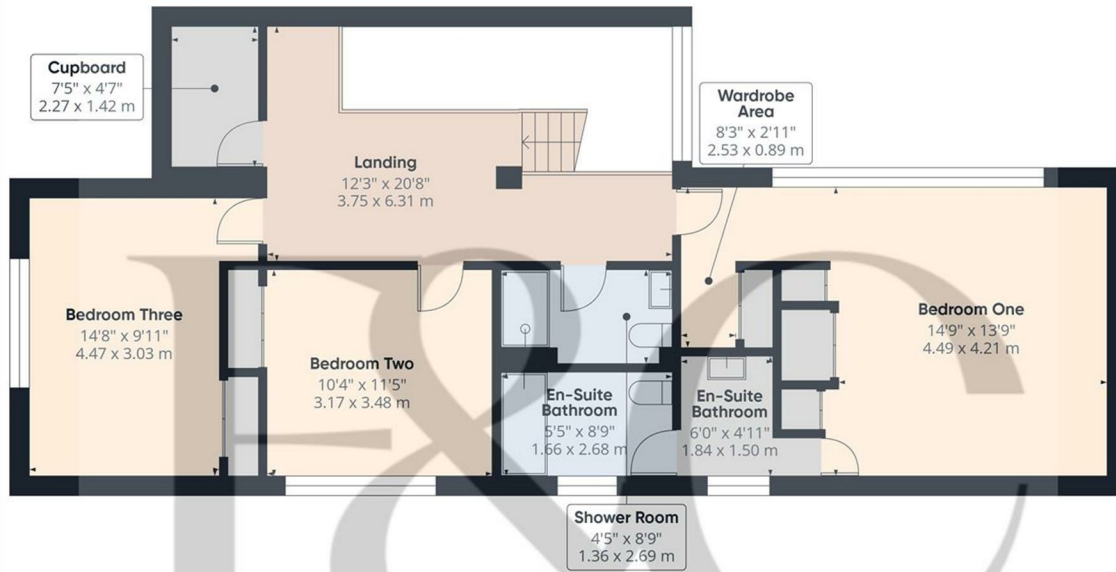
Approximate total areaⁱⁱⁱ
1545 ft²
143.7 m²

(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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Approximate total area⁽¹⁾
879 ft²
81.8 m²

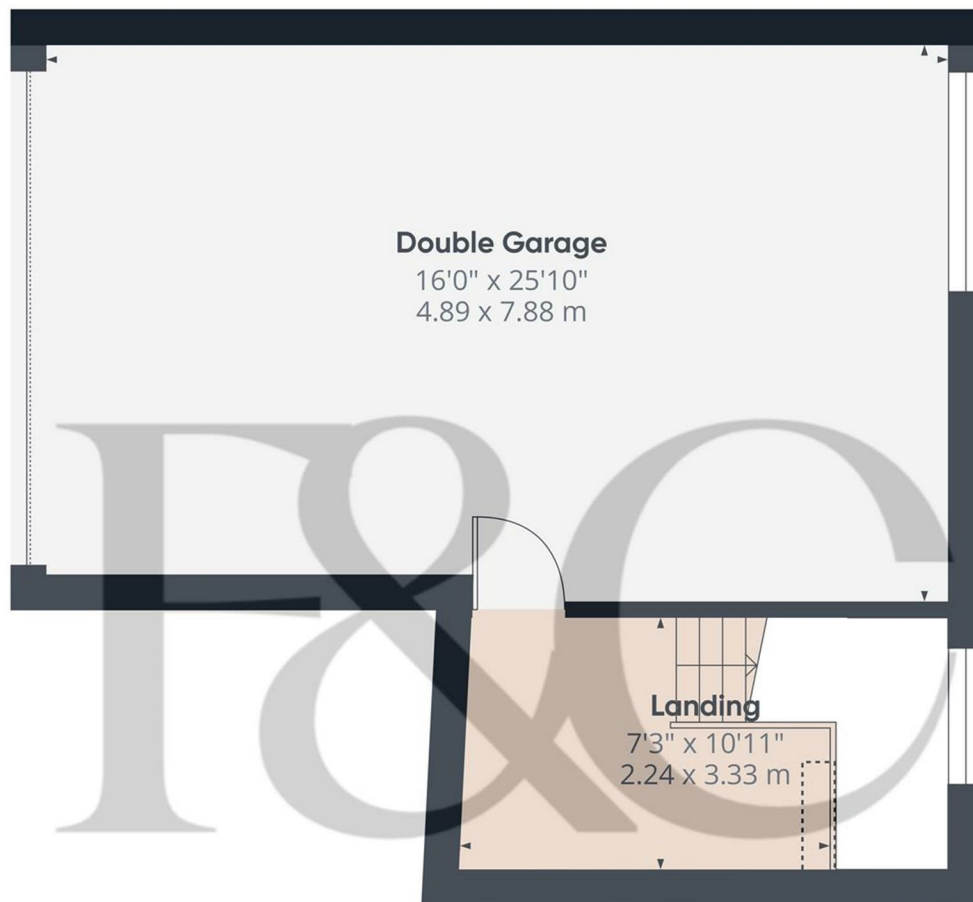
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Floor 2 Building 1

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Double Garage

16'0" x 25'10"

4.89 x 7.88 m

Landing

7'3" x 10'11"

2.24 x 3.33 m

Floor 0 Building 1

Approximate total area⁽¹⁾

518 ft²

48.2 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

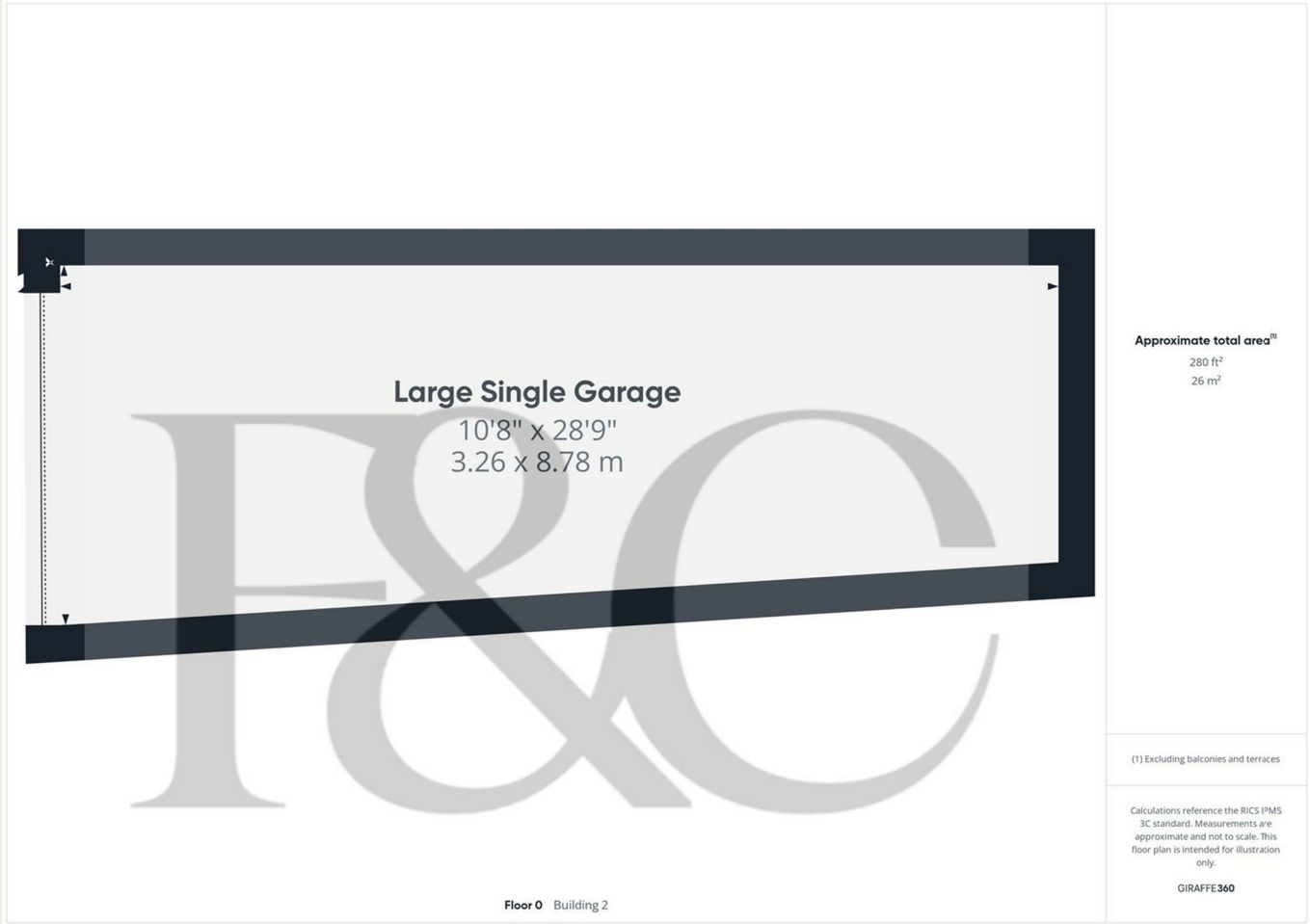
Reduced headroom

Below 5 ft/1.5 m

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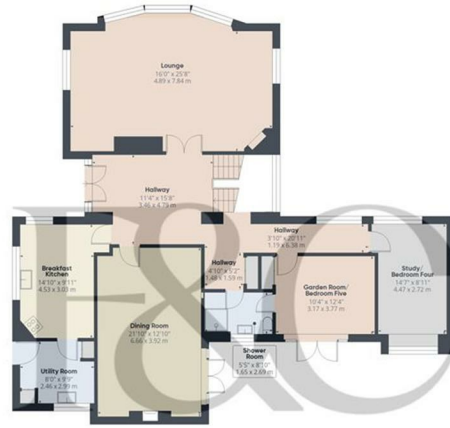
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Floor 0 Building 1



Floor 1 Building 1

Approximate total area^m
3222 ft²
299.7 m²
Reduced headroom
3 ft²
0.3 m²



Floor 2 Building 1



Floor 0 Building 2


(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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	75
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		
(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 

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