



## 5 Bed House - Detached

Over Lane House Over Lane, Hazelwood, Belper DE56 4AG  
Offers Around £1,100,000 Freehold



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**Fletcher  
& Company**

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- Fabulous Detached Home
- Ecclesbourne School Catchment Area
- Delightful Countryside Views
- Lounge & Study
- Superb Living Kitchen/Dining Room
- Five Bedrooms & Three Bathrooms
- Private Landscaped Low Maintenance Gardens
- Resin Driveway & Double Detached Garage
- Attractive Country Lane – Peaceful Position
- Very Sought After Hamlet Location

ECCLESBOURNE SCHOOL CATCHMENT AREA – This stunning detached house offers a perfect blend of modern living and countryside tranquillity.

#### The Location

The property is situated in the charming hamlet of Hazelwood which is a particularly sought after residential location and offers an historic Church, village hall, tennis court, green bowls, bus service and many pleasant walks in delightful open countryside.

The location also gives access to Ashbourne, which is known as the gateway to Dovedale and the famous Peak district National Park. The market town of Belper is a short distance away and offers a broad range of facilities including supermarkets, cafes and restaurants. The village of Duffield which provides a varied and interesting range of shops and amenities, together with schools including William Gilbert and The Meadows Primary School and the noted Ecclesbourne Secondary School.

Recreational facilities include tennis, squash and Chevin golf course. There is also a local train service from Duffield to Derby, with a further service from Derby to London St. Pancras of approximately 95 minutes.

#### Accommodation

##### Ground Floor

##### Recessed Storm Porch

With outside lights and entrance door opening into entrance hall.

##### Entrance Hall

17'8" x 9'8" (5.39 x 2.96)

With large inset doormat, oak flooring with underfloor heating, exposed brickwork, vaulted ceiling, spotlights to ceiling, large aluminium double glazed windows to front, oak pillar and staircase leading to first floor with glass balustrade.

### Cloakroom

4'8" x 3'0" (1.43 x 0.93)

With WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, oak flooring with underfloor heating, tile splashbacks, spotlights to ceiling, extractor fan and oak veneer door.

### Lounge

20'6" x 19'7" (6.26 x 5.99 )

With inset log burning stove, log alcove, underfloor heating, aluminium double glazed window to side with fitted blind, beautiful countryside views, spotlights to ceiling, aluminium double glazed bifold doors opening onto garden and internal oak veneer door.



### Study

19'3" x 11'6" (5.89 x 3.52)

With underfloor heating, spotlights to ceiling, aluminium double glazed window to side with fitted blind, aluminium double glazed window with fitted blind with aspect to front and internal oak veneer door.



### Living Kitchen/Dining Room

24'8" x 19'0" (7.54 x 5.81)

With double stainless steel sink unit with Quooker tap, wall and base fitted units with attractive matching granite worktops, wall mounted illuminated china display cabinets, concealed illuminated bar cupboard with wine rack, matching kitchen island again with granite worktops and also incorporating AEG induction hob and concealed AEG extractor hood, large Smeg wine cooler, AEG electric fan assisted oven, AEG combination microwave oven with warming plate drawer, integrated AEG large fridge, integrated large AEG freezer, integrated AEG dishwasher, tile flooring with underfloor heating, concealed worktop lights, spotlights to ceiling, aluminium double glazed window to front with fitted blind, aluminium double glazed feature bifold doors opening onto garden, beautiful countryside views across the Ecclesbourne Valley beyond and internal oak veneer door.



### Utility Room

9'6" x 5'11" (2.92 x 1.82)

With inset stainless steel sink unit with chrome mixer tap, wall and base fitted units with attractive matching worktops, plumbing for automatic washing machine, space for tumble dryer, tile flooring with underfloor heating, spotlights to ceiling, aluminium double glazed window, aluminium double glazed door opening onto garden, beautiful countryside views across the Ecclesbourne Valley and beyond and internal oak veneer door.

### First Floor Landing

10'1" x 9'7" (3.09 x 2.94)

With a continuation of the glass balustrade, radiator, spotlights to ceiling and staircase leading to second floor.

### Double Bedroom One

19'0" x 15'7" (5.81 x 4.77)

With radiator, aluminium double glazed sliding door with Juliet style glass balustrade, character ceiling, beautiful countryside views across the Ecclesbourne Valley and beyond and internal oak veneer door.



### Dressing Room

9'3" x 8'9" (2.83 x 2.67)

With radiator, spotlights to ceiling, access to roof space, double glazed aluminium window with fitted blind, countryside views to front and internal oak veneer door.

### En-Suite Bathroom

9'3" x 7'9" (2.83 x 2.38)

With slipper style bath with chrome fittings, fitted wash basin with fitted base cupboard underneath, low level WC, walk-in double shower enclosure with chrome fittings including shower, attractive tile splashbacks with matching tile flooring, heated chrome towel rail/radiator, wall mounted illuminated bathroom cabinet with mirror front, aluminium double glazed window with fitted blind, spotlights to ceiling, extractor fan, countryside views to front and internal oak veneer door.



### Double Bedroom Two

18'4" x 12'10" (5.60 x 3.93)

With a range of fitted wardrobes, radiator, aluminium double glazed sliding doors with Juliet style glass balustrade, beautiful countryside views across the Ecclesbourne Valley and beyond and internal oak veneer door.



### En-Suite

9'7" x 3'11" (2.94 x 1.21)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tiled effect flooring, spotlights to ceiling, heated towel rail/radiator, extractor fan, illuminated wall mounted mirror and internal oak veneer door.

### Double Bedroom Three

19'4" x 11'2" (5.90 x 3.42)

With built-in double wardrobe, radiator, aluminium double glazed window to front with fitted blind, countryside views and internal oak veneer door.



### Family Bathroom

9'9" x 5'10" (2.98 x 1.79)

With bath with chrome fittings, fitted wash basin with chrome fittings, low level WC, walk-in double shower enclosure with chrome fittings including shower, heated towel rail/radiator, spotlights to ceiling, extractor fan, illuminated wall mounted bathroom cabinet with mirror front, double glazed Velux style window and internal oak veneer door.



### Second Floor Landing

7'2" x 3'2" (2.19 x 0.99)

With spotlights to ceiling.

### Double Bedroom Four/Study

17'2" x 13'9" (5.24 x 4.20)

With radiator, spotlights to ceiling, featured triangular shaped aluminium double glazed window, beautiful countryside views and internal oak veneer door.



### Double Bedroom Five

13'9" x 11'2" (4.21 x 3.41)

With spotlights to ceiling, radiator, triangular shaped aluminium double glazed window to rear, beautiful countryside views across the Ecclesbourne Valley and beyond and internal oak veneer door.

### Front Garden

The property is set back from the attractive, tree lined, country lane behind a lawned fore-garden with tree and a resin patio area which provides a seating area.

### Side Access

To the side of the property is a pathway leading to the rear garden and also provides storage space for wheelie bins. Tiger Timber shed included in the sale.

### Rear Garden

Being of a major asset in sale to this particular property is it's landscaped, easy maintenance, south westerly facing garden and enjoys beautiful views across the Ecclesbourne Valley and beyond. The rear garden is not overlooked at all and is laid to lawn with a large patio/terrace area providing a pleasant sitting out entertaining space.



### Driveway

A resin driveway provides car standing spaces.

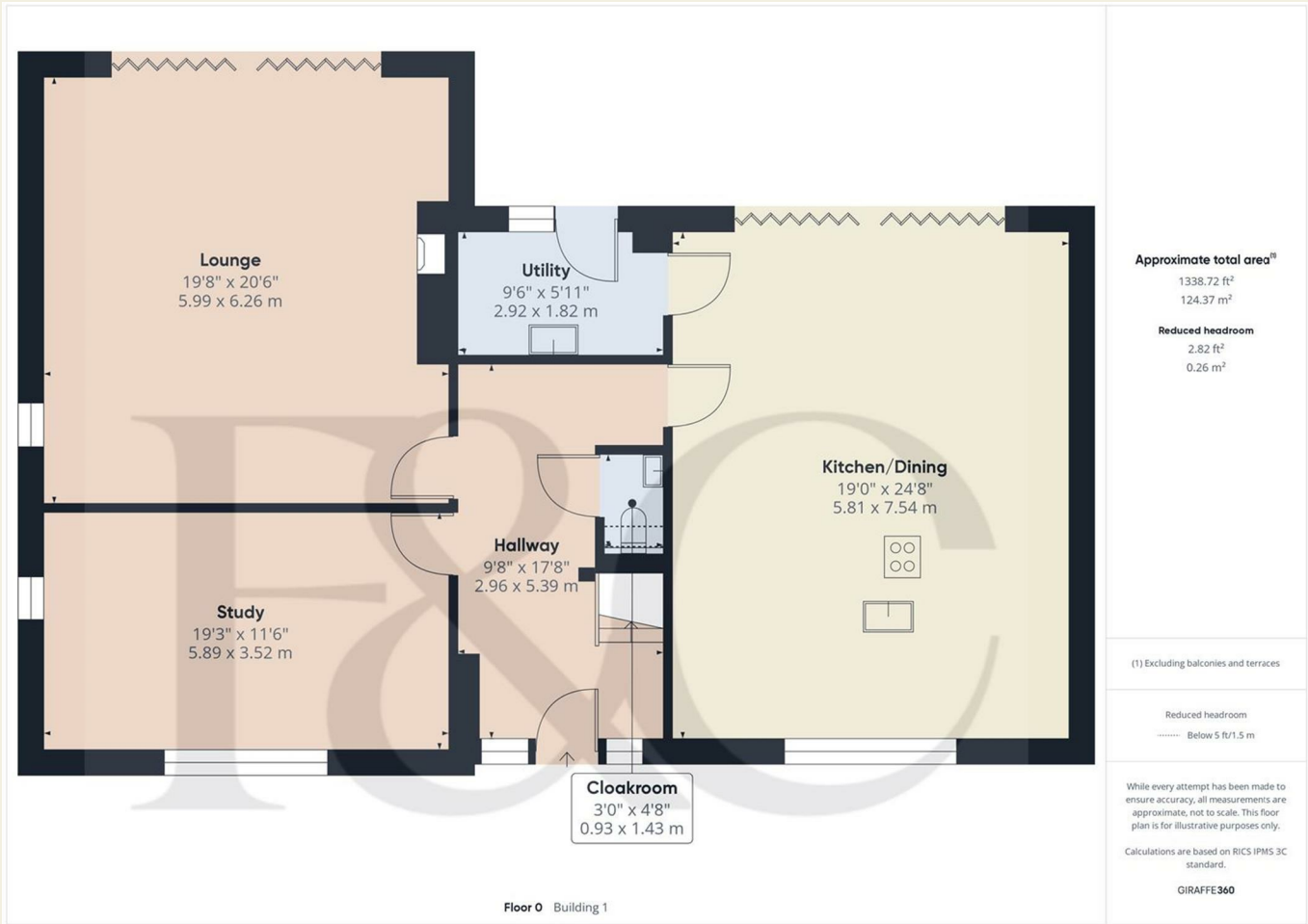
### Double Garage

21'6" x 19'11" (6.57 x 6.08)

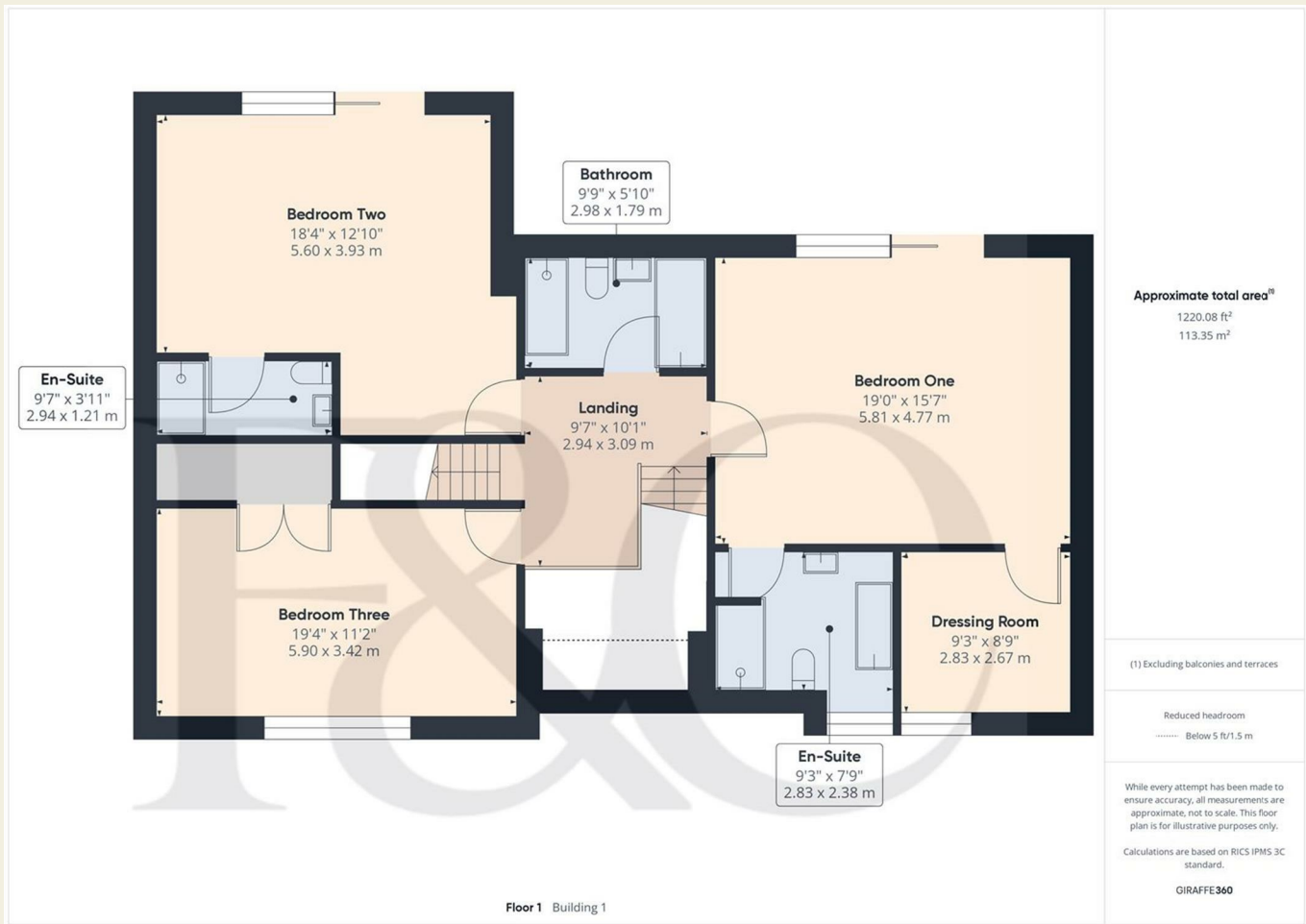
With power and lighting, side personnel door, electric up and over front door, cold water tap and boarded roof space for storage .



### Council Tax Band G

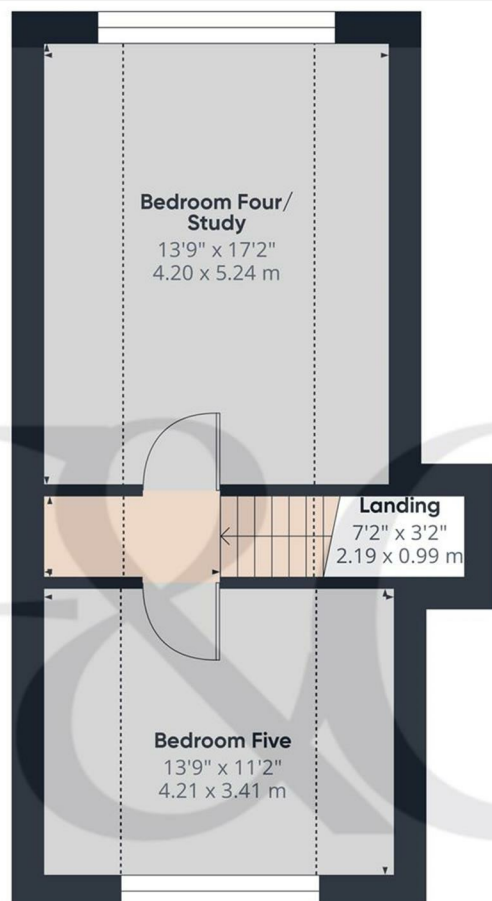


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Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**

420.66 ft<sup>2</sup>  
39.08 m<sup>2</sup>

**Reduced headroom**

176.12 ft<sup>2</sup>  
16.36 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

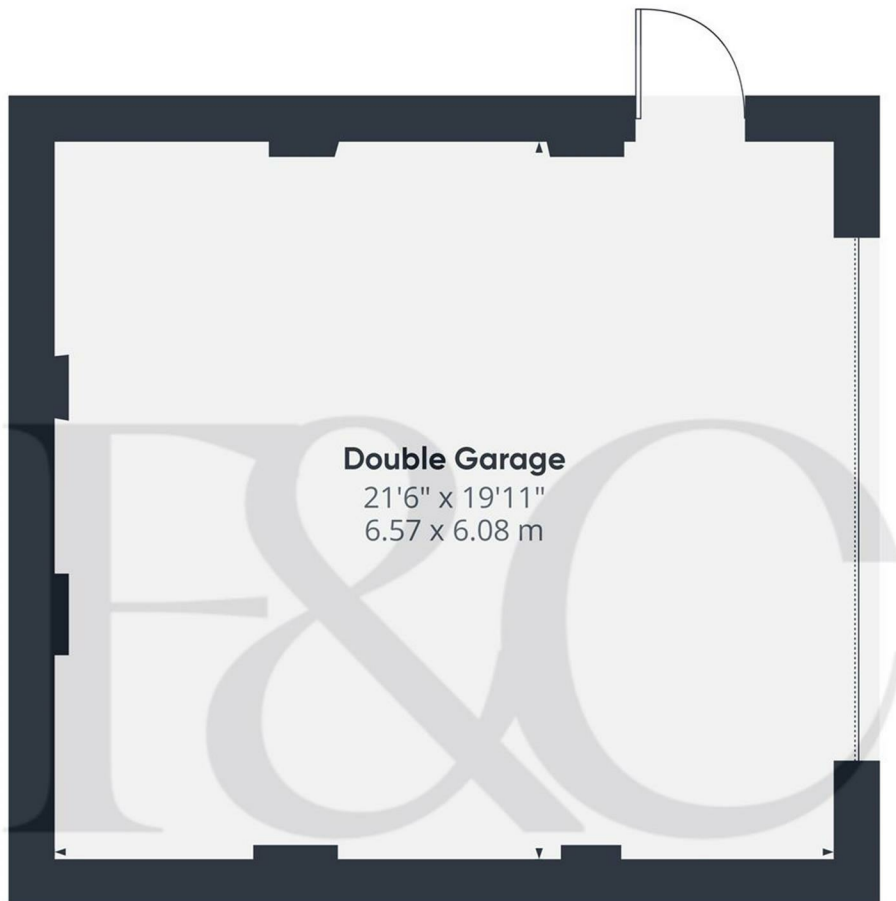
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Double Garage

21'6" x 19'11"  
6.57 x 6.08 m

#### Approximate total area<sup>(1)</sup>

433.46 ft<sup>2</sup>  
40.27 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0 Building 2

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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