



3 Bed House - Semi-Detached

8 Castle Hill, Duffield, Belper DE56 4EA

Price £695,000 Freehold



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& Company**

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- Victorian Extended Semi-Detached Home of Style and Character
- Ecclesbourne School Catchment Area
- Lounge & Family Room - Both with Log Burning Stove
- Beautiful Living Kitchen/Dining Room - Pantry Corner Cupboard
- Three Double Bedrooms & Luxury Family Bathroom
- Generous Private Garden with Outbuildings
- Block Paved Driveway - Three Vehicles
- Character Features
- Further Scope For Extension/Loft Conversion ( subject to planning permission )
- Quality Fittings - Viewing Recommended

**ECCLESBOURNE SCHOOL CATCHMENT AREA** - Victorian extended semi detached home of style and character with private garden, located off Hazelwood Road, occupying a prime location within Duffield Village.

### The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket and 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.

### Accommodation

#### Ground Floor

##### Storm Porch

With outside light.

##### Entrance Hall

18'9" x 6'7" (5.72 x 2.02)

With half glazed entrance door with stained glass and leaded finish, deep skirting boards and architraves, high ceiling, column style radiator, period open archway, understairs storage cupboard, staircase with attractive balustrade leading to first floor and double glazed sash style window.



## Lounge

13'0" x 12'9" (3.98 x 3.89)

With feature fireplace incorporating log burning stove with raised granite hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, exposed wood floors, fitted base cupboards either side of chimney breast, column style radiator, double glazed sash style window to front with internal plantation shutters and internal glazed door.



## Family Room

18'9" x 11'10" (5.72 x 3.62)

With chimney breast incorporating log burning stove with raised stone flagged hearth with oak lintel, deep skirting boards and architraves, high ceiling, coving to ceiling, exposed wood floors, radiator, two double glazed windows and internal glazed door.



## Living Kitchen/Dining Room

16'2" x 15'4" (4.95 x 4.69)

Premium Howdens Elmbridge kitchen 20mm - with double Belfast style sink with Hanstrom 3-in-1 Instant Boiling Water Tap, a range of fitted wall and base cupboards and matching quartz worktops, Rangemaster ELS100EISL/ Elise 100 Induction Range Cooker Slate with concealed extractor hood, concealed recycling bins, integrated dishwasher, Samsung RS68A8820SL\_A1 American Fridge Freezer in Aluminium - negotiable, deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, two matching double glazed Velux style windows to rear, three matching double glazed sash style windows and on its own a sealed unit double glazed picture window with aspect over private rear garden.



## Pantry Corner Cupboard

With fitted shelving, matching quartz worktops, power, lighting and double opening doors.

### Rear Porch

3'1" x 2'9" (0.96 x 0.85)

With charming stable door giving access to private garden.

### Cloakroom

4'6" x 2'6" (1.38 x 0.78)

With low level WC, wash basin with fitted base cupboard underneath, panelling towards, extractor fan, spotlights to ceiling, concealed central heating boiler and internal panelled door.

### First Floor Landing

10'9" x 6'6" (3.29 x 1.99)

With deep skirting boards and architraves, high ceiling and access to roof space (potential loft conversion subject to planning permission).

### Double Bedroom One

13'11" x 12'11" (4.26 x 3.95)

With attractive fitted wardrobes providing good storage, deep skirting boards and architraves, high ceiling, exposed wood floors, column style radiator, two double glazed sash style windows to front with internal plantation shutters, pleasant far-reaching views in the distance and internal panelled door.



## Double Bedroom Two

15'4" x 11'9" (4.69 x 3.60)

With chimney breast, deep skirting boards and architraves, high ceiling, column style radiator, corner bay window incorporating three double glazed windows all having plantation shutters and internal panelled door.



## Double Bedroom Three

15'4" x 8'9" (4.69 x 2.69)

With deep skirting boards and architraves, high ceiling, chimney breast with display alcove, fitted wardrobe, radiator, double glazed window overlooking rear garden with fitted blind and internal panelled door.



## Family Bathroom

8'9" x 6'9" (2.69 x 2.06)

Crosswater - Belgravia fittings with bath with chrome fittings including hand shower attachment, fitted wash basin with fitted base cupboard underneath, low level WC, shower cubicle with chrome fittings including shower, panelling to walls, Karndean parquet flooring, Marlborough handmade tiles, deep skirting boards and architraves, high ceiling, heated towel rail/radiator, extractor fan and double glazed window with fitted blind.



### Private Garden

Being of a major asset to the sale of this particular property is its large, private rear garden laid to lawn with paved patio providing a pleasant sitting out and entertaining space, complemented by useful outside brick stores providing potential for further storage or home office.



### Side Access

Continuation of the block paving leads to a side access door with brick archway over and leads to the private rear garden.

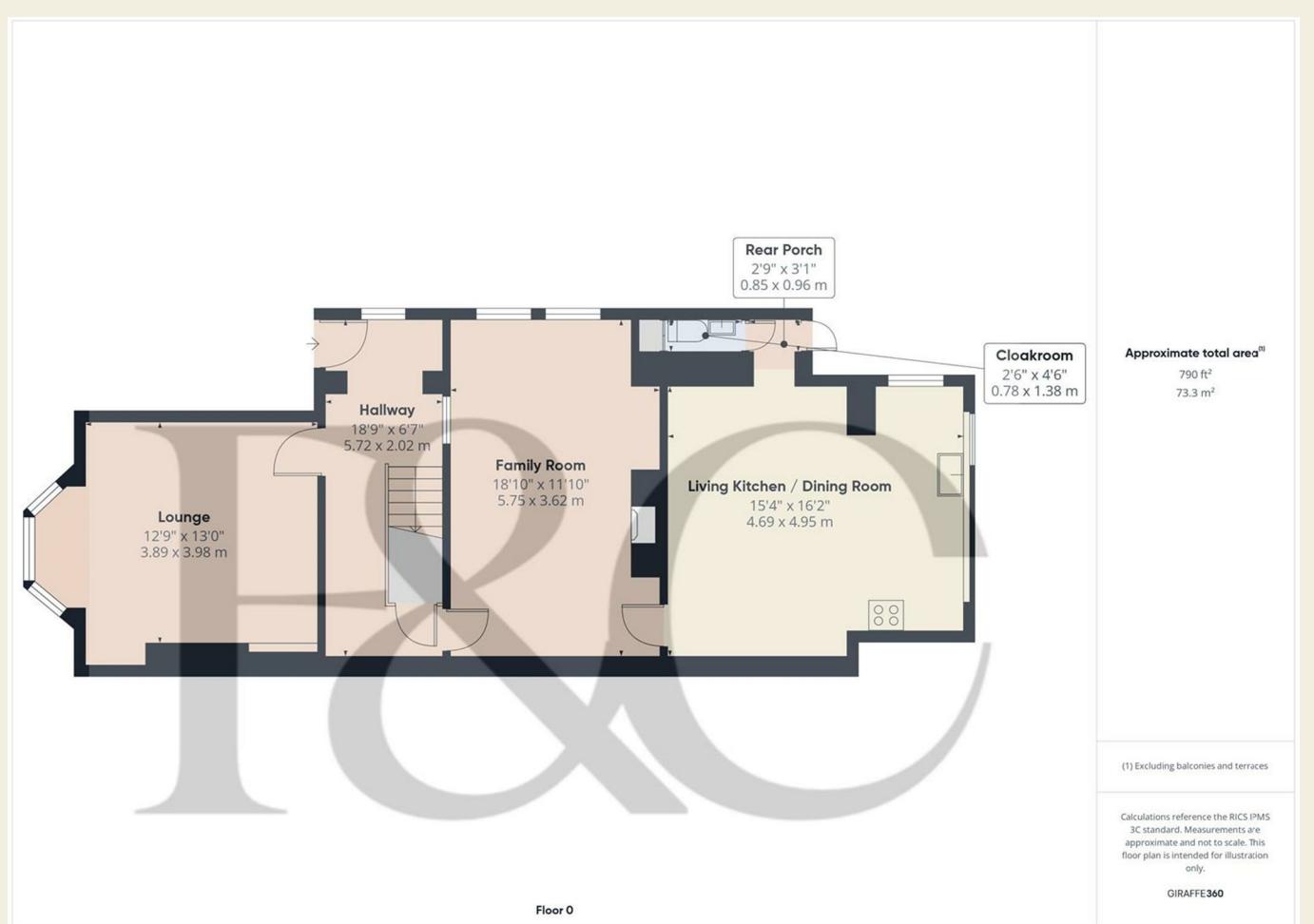
**Outbuilding with Potential**  
Offers potential for a garden room/office/storage.



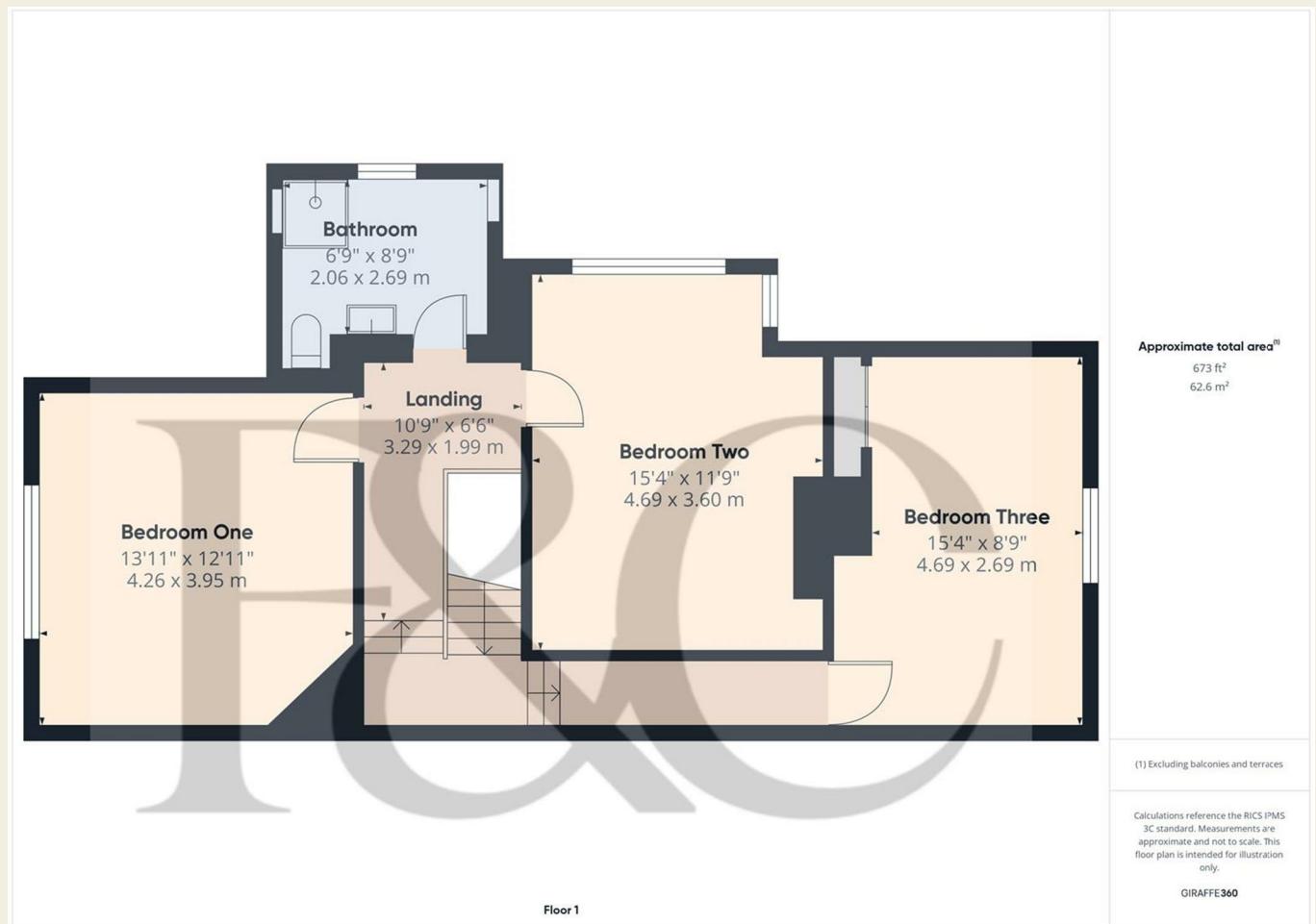
### Driveway

A double width block paved driveway provides car standing spaces for three vehicles.

Council Tax Band E



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## Energy Efficiency Rating

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

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	