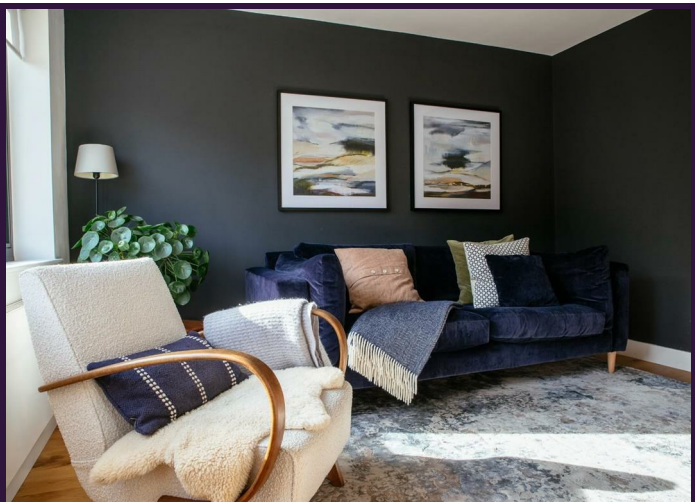




GRANT'S
OF DERBYSHIRE

30 Avenue Road, Duffield, DE56 4DW
Offers Around £550,000

We are delighted to offer for sale this extended, three bedroomed detached home, located within walking distance of the popular village of Duffield and within catchment for the sought after Ecclesbourne School. This home, situated along this quiet, tree-lined avenue, has undergone an extensive programme of refurbishment resulting in a truly superb, contemporary family home. The home benefits from quality "Origin" aluminium double glazed windows and gas central heating throughout. The accommodation comprises; entrance hall, sitting room, a fabulous open plan living/dining kitchen, three good sized bedrooms, a study area and a stylish four piece bathroom. Outside there are gardens to front and rear along with off street parking for at least two vehicles. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a wide variety of shops, cafe's, public houses, bakers and butchers. There are two Primary schools in the village (The Meadows and William Gilbert Primary School) and the noted Ecclesbourne Secondary School. Just off the village centre we have Duffield Railway Station which offers a regular train service to Derby City Centre and to the North. Recreational opportunities within the village offer facilities for Tennis, squash, football, cricket, rugby and Chevin golf course is located just a two minute walk away.. This home is less than a 10 minute walk from the centre of the village.

Quality & So Much More

This home has undergone a complete programme of refurbishment to include; new roof, rewire and new plumbing/gas central heating system, aluminium double glazed windows from "Origin" having the remainder (17 years) of a 20 year guarantee. There is a bespoke designed Tulip and Oak, handmade kitchen and a four piece contemporary bathroom with 'Porcelanosa' tiles and fittings. There are oak doors throughout with brushed stainless steel door furniture, engineered oak flooring throughout the ground floor, brushed chrome sockets and switches, some of which are USB enabled and overall, extremely well presented throughout.

Ground Floor

This home is accessed through the foregarden where a pathway leads up to the oak front door opening into the

Entrance Hallway

With an engineered oak flooring which runs throughout the ground floor, inset LED lighting and having a built-in cupboard having hooks/rails for coats and hats etc. The gas and electric meters are located here along with the modern consumer unit. The staircase leads off to the first floor and multi-paned oak doors lead off to the living/dining kitchen and the

Sitting Room 12'0" x 10'5" (3.67 x 3.18)

A cosy reception room, stylishly decorated and bathed in natural light from the large double glazed window to the front aspect. There are discreet TV and broadband connection points. The LED lighting is operated via a

dimmer switch and there is separate circuitry for floor lamps.

Living/Dining Kitchen 29'4" x 16'5" max (8.95 x 5.02 max)

Entered via the multi-paned oak door, we pass a display recess with oak shelves and a column-style radiator arriving at this fabulous, social space, again bathed in light from the rear aspect windows and bi-fold doors which open out onto the garden and decked area. There is a dining area with pendant lighting and in the main kitchen area we find a feature, industrial steel beam, bespoke, handmade wall, base and soft-closing drawer units constructed from Tulip and Oak and topped with a contrasting 'Corian' worktop with inset sink and a "Quooker" mixer tap which also dispenses boiling water at the touch of a button. The central island unit here has an inset 'Neff' induction hob with downward extraction. A full height cupboard houses the washing machine and tumble drier, the one adjacent houses the 'Ideal' condensing gas boiler. Integrated appliances include; dishwasher, fridge freezer and eye level, self cleaning "Neff" electric oven and microwave. A fully glazed door leads out to the front garden and seating area.

First Floor

On arrival at the first floor landing we pass three double glazed windows to the front aspect. There is a built-in cupboard with hanging rail and shelf. A drop down ladder gives access to the spacious loft which has been fully boarded for storage and has power and light.

Study Area

The landing area has been reconfigured to provide this most useful study area, ideal for those choosing to work from home. There is a floating, bespoke-built desk with a data point, ample power sockets and wall lights.

Bedroom Two 10'5" x 8'9" (3.19 x 2.67)

A double bedroom with a top hung, wide, double glazed window to the front aspect. There are built-in wardrobes with hanging rails, shelving and drawers.

Bedroom One 11'6" x 9'9" (3.51 x 2.98)

Another double bedroom with large, top hung, double glazed window to the rear aspect. There are built-in wardrobes with hanging rails and shelving.

Bedroom Three 10'1" x 6'10" max (3.09 x 2.1 max)

A good sized third bedroom with rear aspect double glazed window and a fixed cabin-style bed with storage drawers beneath. Matching wall lights.

Family Bathroom 15'9" x 6'3" (4.81 x 1.92)

Luxuriously appointed with 'Porcelanosa' wall and floor tiling, the latter warmed by electric underfloor heating. There is a most stylish and contemporary 'Porcelanosa' suite here comprising of a large, walk-in shower enclosure with full height glass screen and high pressure thermostatic shower fittings over, a stone vanity wash basin with bespoke built storage cabinet beneath and illuminated and heated mirror above, a dual flush WC and a stone, double-ended oval bath with hand held shower attachments over. There are patterned glass windows to front and side aspects. Dual fuel, chrome heated towel rail.

Outside

To the front of the property there is a gravelled driveway providing parking for at least two cars. There is a stone paved foregarden, landscaped with raised beds having a wealth of plants and herbs. There is a seating area to the front which is the ideal spot to sit and enjoy that morning coffee. Around to the rear of the home we find a low maintenance garden with a larch built decking and seating area, all enclosed by timber fencing with a variety of plants and trees within its borders. There is outside lighting and an external water tap.

Directional Notes

Pass through the centre of Duffield village along the A6 towards Belper and shortly before leaving Duffield turn left onto Avenue Road passing the entrance to the Chevin Golf Club. Continue along Avenue Rd where number 30 will be found on the right hand side as identified by our For Sale sign.

Council Tax Information

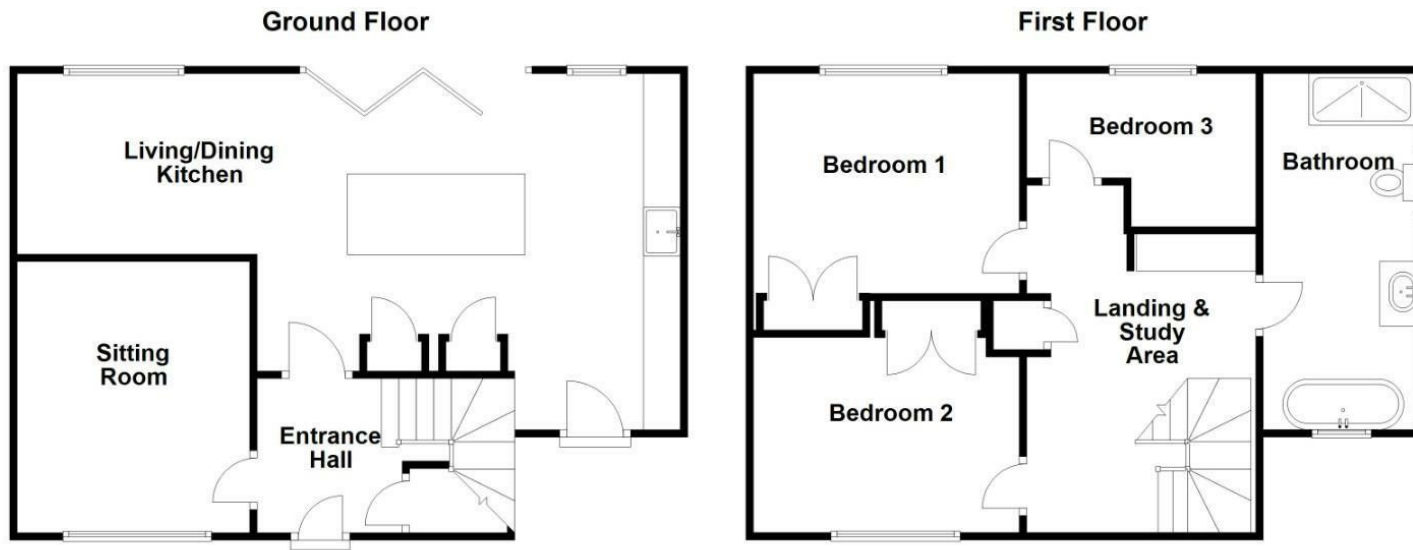
We are informed by Amber Valley Borough Council that this home falls within Council Tax Band E which is currently £2550 per annum.







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This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

