



GRANT'S  
OF DERBYSHIRE

30 Avenue Road, Duffield, DE56 4DW  
Offers Around £535,000

We are delighted to offer for sale this totally refurbished and extended, three bedroomed detached home, located within walking distance of the popular village of Duffield and within catchment for the sought after Ecclesbourne School.

Situated along a quiet, tree-lined avenue, this 1960's home has undergone a complete and extensive programme of refurbishment resulting in a truly superb, contemporary family home finished with high quality fixtures and fittings throughout, including Origin aluminium double glazed windows and gas central heating.

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 thoughtfully designed 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

Duffield village is extremely sought after location, popular with all age groups and with an excellent range of amenities including a wide variety of shops, cafe's, public houses, bakers and butchers. As well as the noted Ecclesbourne Secondary School there are also two well regarded Primary schools; The Meadows and William Gilbert Primary School. Just off the village centre the Duffield Railway Station offers direct regular train services to Derby City Centre and Nottingham and to Matlock in the North. Recreational opportunities within the village offer facilities for Tennis, squash, Football, Cricket, Rugby and Golf. The house itself is located just a two minute walk from the renowned Chevin golf course and less than 10 minutes walk from the centre of the village.

## Quality & So Much More

This home has undergone a complete programme of refurbishment including a new roof, fully boarded insulated loft storage, full rewire, new plumbing/gas central heating system and aluminium double glazed windows from 'Origin' (having 17 years of a 20 year guarantee remaining). There is a bespoke solid Tulip and Oak wood handmade kitchen and a contemporary four piece bathroom with designer fittings and 'Porcelanosa' tiles, light oak doors with brushed stainless steel door furniture and brushed chrome sockets and switches (inc some USB enabled) throughout and engineered Oak wood floor to the ground floor area. Overall, this property is extremely well presented and in turn key condition.

## Ground Floor

A thoughtfully designed fore garden with fully stocked raised beds and a gravel driveway leads up to the oak front door opening into the

## Entrance Hallway

With engineered oak flooring which runs throughout the ground floor, inset LED lighting and a built-in cupboard with 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 glass multi-paned light oak framed doors lead off to the living/dining kitchen and the

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

A cosy, stylishly decorated reception room 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 with a dimmer switch for floor lamps.

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

Entered via the multi-paned light 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 feature windows and bi-fold doors which open out onto the garden and solid larch wood decked area; ideal for entertaining or making the most of the British summer time! In the main kitchen area there is a feature, industrial steel beam and a dining area with pendant lighting. Bespoke, handmade base cupboards and soft-closing drawer units are constructed from Tulip and Oak and topped with a contrasting 'Corian' worktop with integrated dishwasher, inset sink and a 'Quooker' mixer tap (which also dispenses instant boiling water) and a full height utility cupboard houses the washing machine, tumble drier and the 'Ideal' condensing gas boiler. The central island unit contains an inset 'Neff' downward extraction induction hob and adjacent full height units house a pantry cupboard and integrated appliances; an eye level, 'Neff' pyrolytic self cleaning electric oven and combi oven-microwave duo and Siemens fridge freezer. 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 storage cupboard with hanging rail and shelf and a drop down ladder provides access to the spacious loft which has been fully boarded for storage and also has power and light.

## Study Area

The light and airy landing has been configured to provide a useful study area with a bespoke built-in floating desk with a data point, ample power sockets and wall lights - ideal for those choosing to work from home.

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

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

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

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

## Bedroom Three 10'1" x 6'10" max (3.09m x 2.10m max)

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

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

Stylish, contemporary and luxuriously appointed with 'Porcelanosa' wall and floor tiling, the bathroom is warmed by electric underfloor heating. The designer suite comprises of a large, walk-in shower enclosure, with full height glass screen and high pressure thermostatic 'Grohe' shower fittings over, an oval shape stone vanity wash basin sited on a wall hung storage drawer unit (with an illuminated heated mirror above), an oval shaped double-ended stone bath with floor standing 'Grohe' taps and shower wand attachments over and a dual flush WC. There are satin finish glass windows to front and side aspects for privacy and a dual fuel, chrome heated, wall mounted towel rail.

## Outside

To the front of the property there is a gravelled driveway providing parking for at least two cars, softened by the landscaped, easy to maintain raised beds which house a wealth of plants and herbs. There is also a stone paved seating area to the front; the ideal sunny spot to sit and enjoy that morning coffee. More stone paving leads around to the rear of the home where we find a spacious Larch decking and seating area and a thoughtfully designed, low maintenance garden with a lawn and fully stocked raised beds containing a variety of plants, all enclosed by timber fencing and a copper beech hedge. A solid Larch storage shed, outside lighting and an external water tap and double power socket complete this area.

## 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.

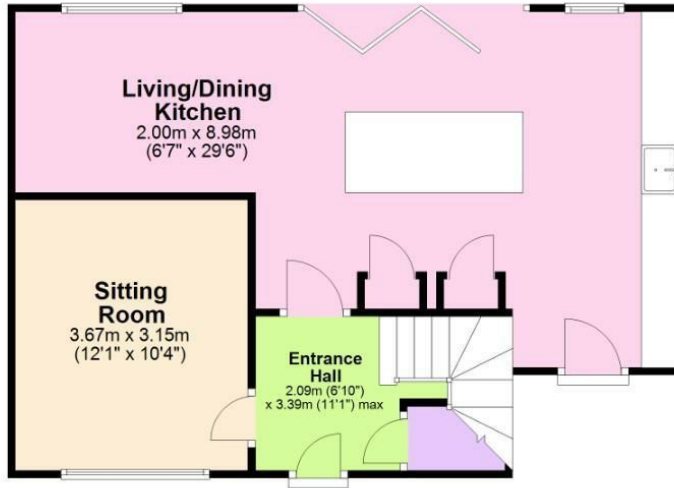




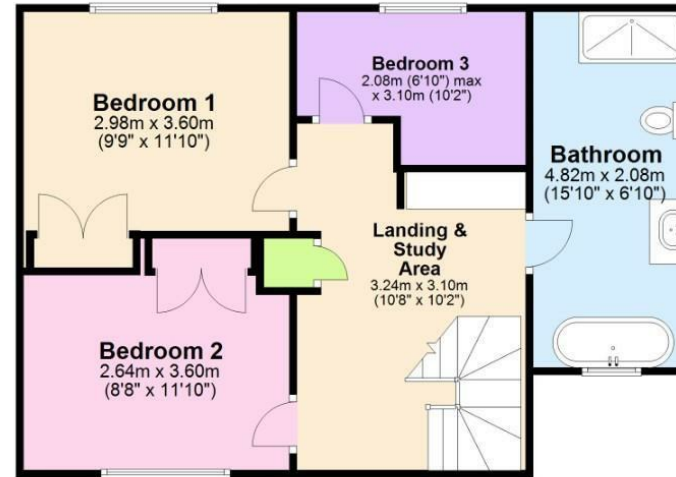


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### Ground Floor



### First Floor



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.

