





4 Bed House - Detached

64 Hall Farm Road, Duffield, Belper DE56 4FJ

Offers Around £535,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Highly Popular Four Bedroom Detached Home - Scope for Improvement
- Ecclesbourne School Catchment Area
- Superb Corner Plot
- Potential to Extend (Subject to Planning Permission)
- Lounge - Dining Room
- Breakfast Kitchen - Utility Room - Cloakroom
- Four Bedrooms - Family Bathroom
- Generous Gardens - Front - Side - Rear
- Two Driveways (Front & Rear) - Easy Car Parking Spaces (Motorhome/Caravan Space)
- Detached Brick Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA - This highly popular four-bedroom detached home offers a wonderful opportunity for families - NO CHAIN.

The Location

The village of Duffield is situated approximately 5 miles north of Derby along the main A6 arterial road and the village in turn has an excellent range of local shops, public houses, restaurants, supermarket, tennis and squash club, Chevin golf club, recreational facilities including the Eyes Meadow Nature reserve. Local primary schools include William Gilbert Endowed School, Meadows Primary School and the well-known Ecclesbourne Secondary School. Duffield is also positioned along the East Midlands Mainline and is within easy reach of famous attractions such as Chatsworth House and the historic spa town of Matlock.

Accommodation

Porch

10'7" x 3'1" (3.23 x 0.96)

With double glazed window, double glazed entrance door and internal glazed door giving access to hallway.

Entrance Hall

11'0" x 6'3" (3.36 x 1.91)

With radiator and staircase leading to first floor with storage cupboard underneath.

Cloakroom

6'2" x 2'10" (1.88 x 0.88)

With low level WC, fitted wash basin with fitted base cupboard underneath and sliding door.

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Lounge

16'7" x 11'9" (5.07 x 3.60)

With feature fireplace with inset living flame gas fire and raised hearth, coving to ceiling, radiator, double glazed window to front and internal sliding doors opening into dining room.



Dining Room

11'10" x 7'11" (3.61 x 2.43)

With radiator, coving to ceiling, double glazed window to side and double glazed patio doors opening onto gardens.

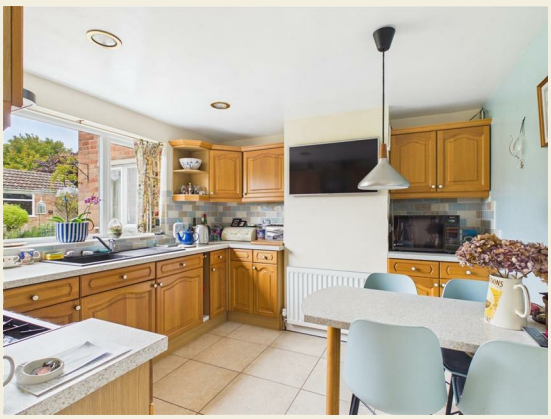


Breakfast Kitchen

11'0" x 10'2" (3.37 x 3.11)

With single sink unit with mixer tap, wall and base fitted units with matching worktops, tile splashbacks, gas cooker with extractor hood over, tile flooring, radiator, matching fitted breakfast table and double glazed window overlooking gardens.





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Utility Room

16'10" x 8'11" (5.14 x 2.74)

With double glazed front door, double glazed rear door giving access to garden, front and rear double glazed windows, single stainless steel sink unit with mixer tap, wall and base cupboards, plumbing for automatic washing machine, plumbing for dishwasher, tile flooring and radiator.

First Floor Landing

8'5" x 3'11" (2.57 x 1.20)

With double glazed window to front and access to roof space.

Bedroom One

18'7" x 12'0" (5.67 x 3.66)

With a good range of built-in wardrobes providing storage (potential to put an en-suite in), radiator, double glazed window to rear, double glazed window to side and internal panel store with chrome fittings.



Bedroom Two

9'10" x 9'2" (3.01 x 2.80)

With radiator, built -n cupboard housing the high efficiency hot water cylinder, double glazed window to rear and internal panelled door with chrome fittings.



Bedroom Three

9'10" x 8'11" (3.02 x 2.74)

With radiator, double glazed window to rear and internal panelled door with chrome fittings.



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Bedroom Four

8'2" x 6'11" (2.51 x 2.11)

With radiator, double glazed window to front and internal panelled door with chrome fittings.



Study Area

9'7" x 6'8" (2.93 x 2.05)

With radiator, double glazed window to front and internal panelled door with chrome fittings.

Family Bathroom

8'9" x 6'6" (2.68 x 1.99)

With bath, wash basin, low level WC, double shower cubicle with shower, fully tiled walls, tile flooring, under floor heating, heated towel rail/radiator, spotlights to ceiling, double glazed window to front and internal panelled door with chrome fittings.





Roof Space

There are two access points. The roof space is insulated and boarded for storage with loft ladder and light.

Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with inset flowerbeds with lavender.

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Side Garden

The property benefits from a side garden laid to lawn with a productable vegetable garden and also offers potential for motorhome/caravan space. Timber garden shed.



Rear Garden

The garden is laid to lawn with a varied selection of shrubs, plants and paved patio. Greenhouse.







Front Driveway

A block paved driveway to the front of the property provides car sending spaces.

Rear Driveway

A tarmac driveway provides further car standing spaces and leads to a brick and tiled detached garage.

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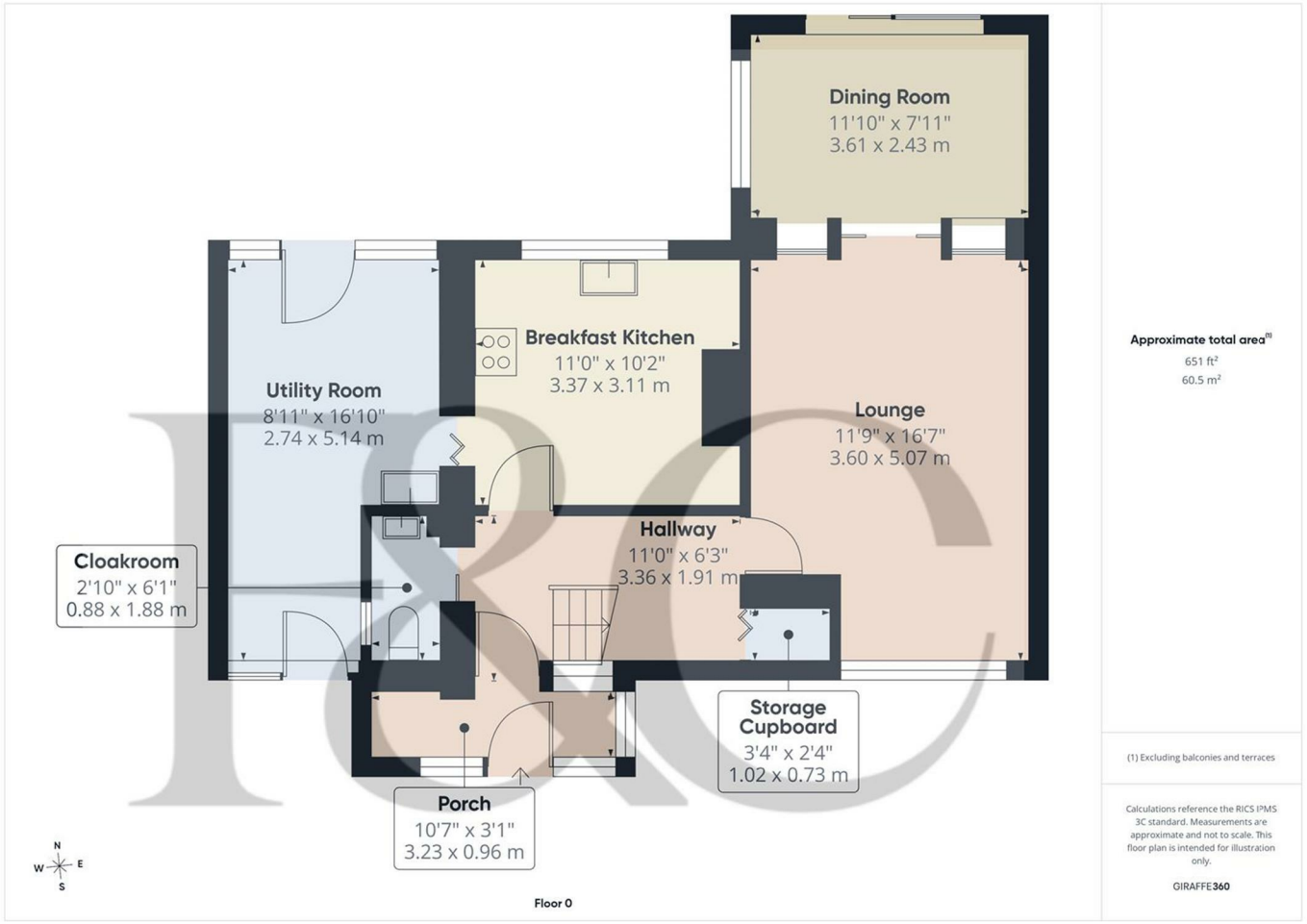
Detached Garage

18'8" x 9'10" (5.69 x 3.00)

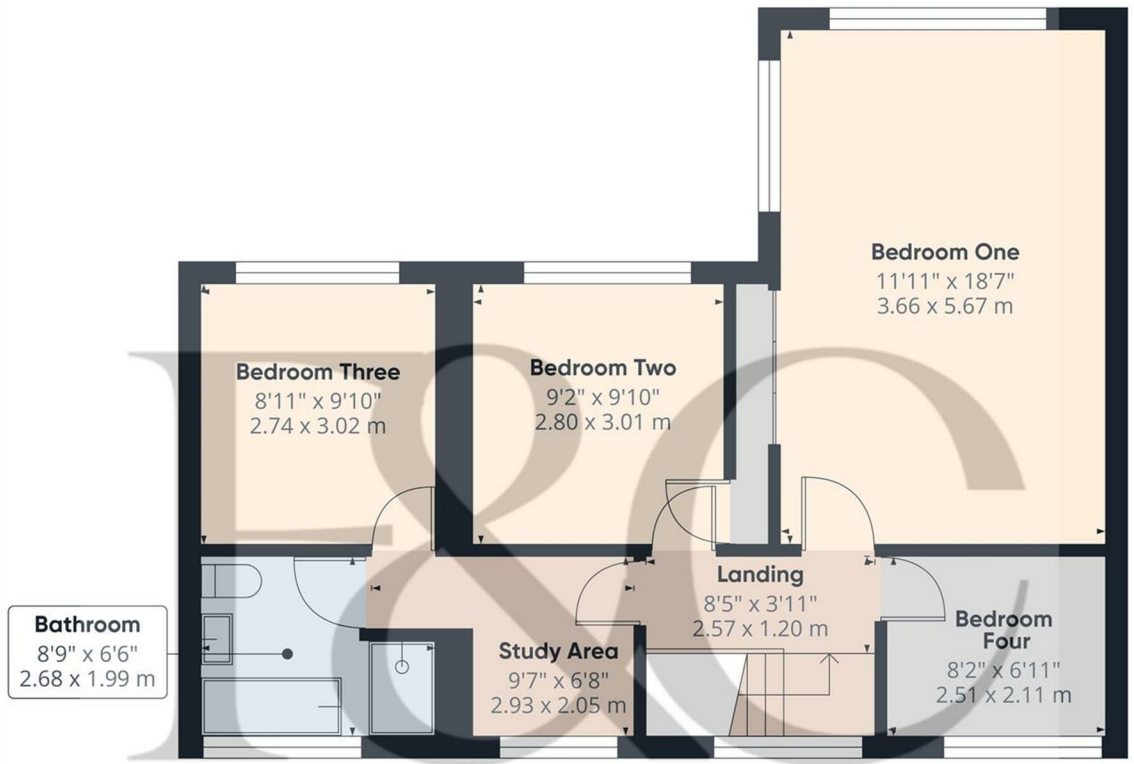
With power, lighting, window, side personnel door and up and over front door.



Council Tax Band E



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Floor 1

Approximate total area(1)

604 ft²

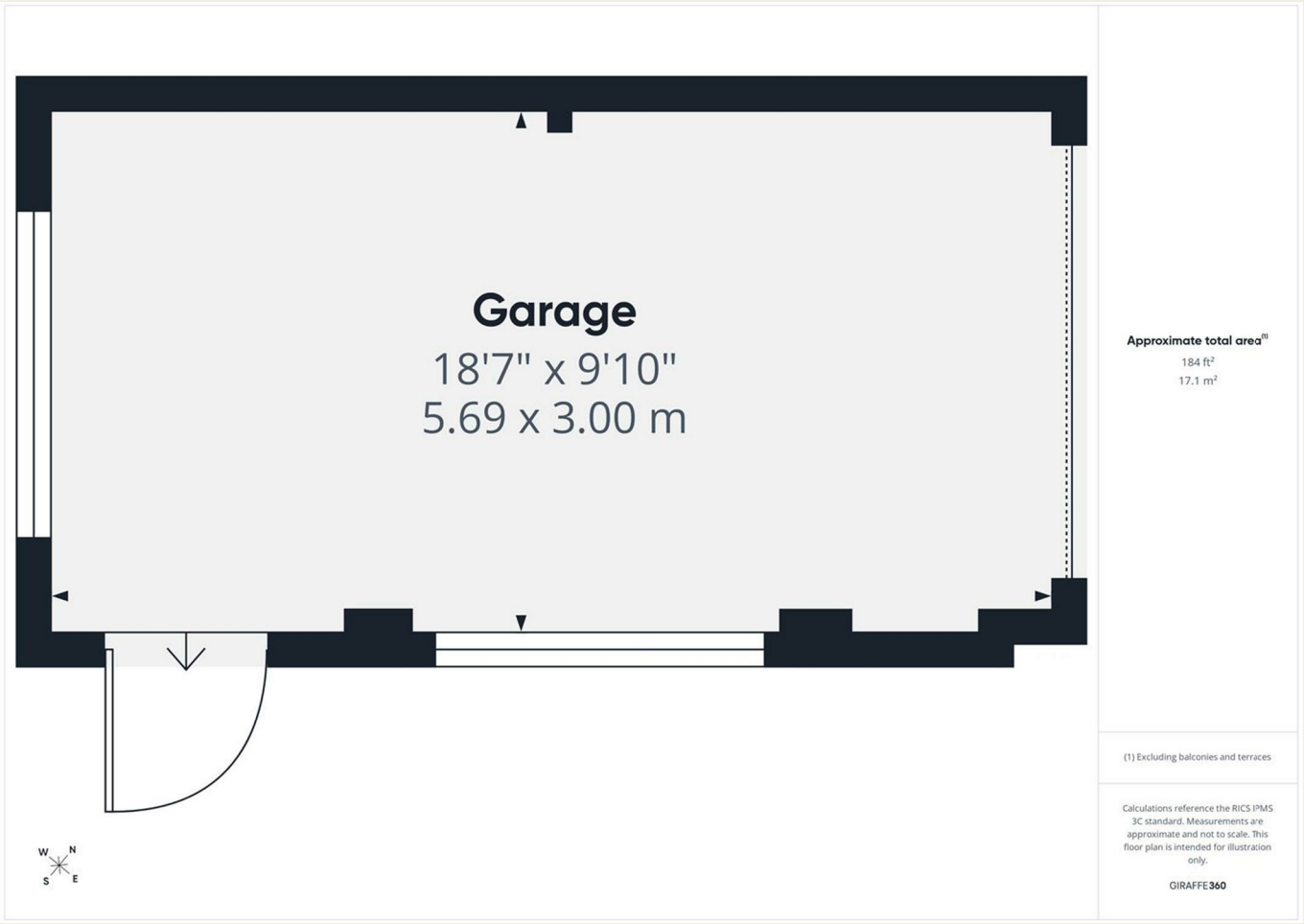
56.2 m²

(1) Excluding balconies and terraces

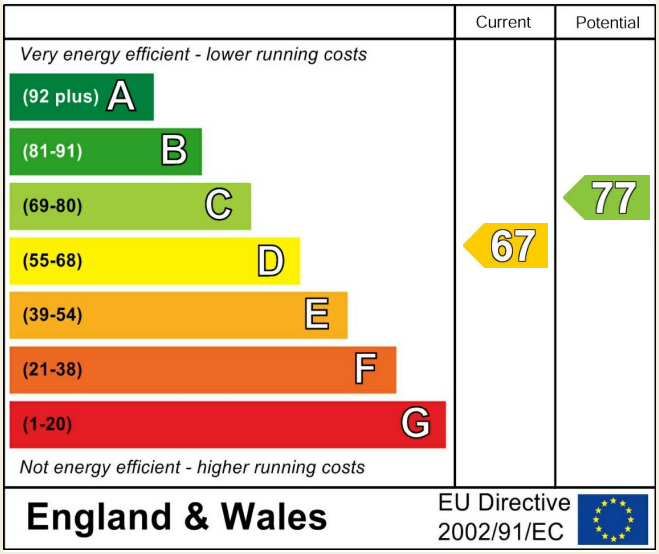
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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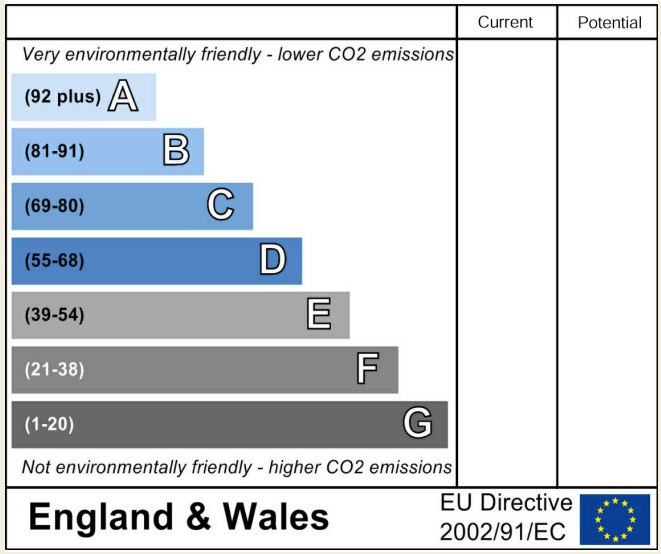
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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