



## 6 Bed House - Detached

4 Milchester Court Hazelwood Road, Duffield, Belper DE56 4FG

Offers Around £1,250,000 Freehold



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**Fletcher  
& Company**

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- Fabulous Detached Home off Hazelwood Road
- Ecclesbourne School Catchment Area
- Attractive Private Road - Walking Distance of Duffield Amenities
- Lounge with Multi-Burner Stove & Family Room
- Living Kitchen/Dining Room/Snug with Bi Folding Doors to Porcelain Patio/Gardens
- Six Bedrooms & Four Bathrooms ( Bedroom Seven/Games Room or Study )
- Landscaped Gardens - Porcelain Patios & Lawn Gardens
- Block Paved Driveway - Approximately Six Vehicles
- Double Detached Garage with Electric Doors
- Beautifully Presented Throughout - Spacious Living Over Three-Storeys

ECCLESBOURNE SCHOOL CATCHMENT AREA - Nestled at the end of a private road off Hazelwood Road, this fabulous detached home offers an impressive living space, perfect for families seeking both comfort and style.

With six/seven bedrooms and four bathrooms, including a versatile room that can serve as a games room or study, this property is designed to accommodate a variety of lifestyles.

The heart of the home is the spacious living kitchen, dining room, and snug area, which features bi-folding doors that seamlessly connect the indoor space to the landscaped gardens. The outdoor area boasts elegant porcelain patios and lawn gardens, providing an ideal setting for entertaining.

Easy car parking with ample parking for up to six vehicles and double garage with electric doors

Located within walking distance of Duffield's amenities, this home combines the peace of suburban living with easy access to local shops, schools, and transport links.

#### The Location

The village of Duffield is extremely sought after providing an excellent range of amenities including a varied selection of shops, schools (William Gilbert/The Meadows and the noted Ecclesbourne school). There is a regular train service to Derby city centre which lies five miles to the south of the village. Local recreational facilities include football, cricket, tennis/squash club and Chevin golf course. A further point of note is the fact 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 two matching stone pillars, panelled entrance door opening into entrance porch.

### Entrance Porch

7'1" x 5'6" (2.16 x 1.70)

With tile flooring with underfloor heating, coving to ceiling and internal panelled door opening into hallway.

### Hallway

16'7" x 10'10" (5.06 x 3.31)

With matching tile flooring with underfloor heating, split-level staircase leading to first floor, coving to ceiling, wall lights and understairs storage cupboard.



### Cloakroom

6'3" x 3'10" (1.91 x 1.18)

With low level WC, wash basin with fitted base cupboard underneath, tile flooring with underfloor heating, coving to ceiling, extractor fan, double glazed window and internal panelled door.

### Lounge

18'7" x 16'2" (5.67 x 4.95)

With feature fireplace with surrounds incorporating multi-burner stove with raised granite hearth, coving to ceiling, underfloor heating, two matching double glazed sash style windows to front with internal plantation shutter blinds, two double glazed sash style windows to rear overlooking formal gardens and internal double opening panelled doors.



### Family Room

15'7" x 11'3" (4.76 x 3.43)

With feature wallpaper wall, underfloor heating, coving to ceiling, two matching double glazed sash style windows both having internal plantation shutter blinds and internal panelled door.



### Utility

11'10" x 6'8" (3.63 x 2.04)

With single stainless steel sink unit with mixer tap, wall and base units with solid wood worktops, concealed central heating boiler, plumbing for automatic washing machine, concealed space for tumble dryer, matching tile flooring with underfloor heating, extractor fan, coving to ceiling, double glazed side access door and internal panelled door.

## Living Kitchen / Dining Room / Snug

18'6" x 12'6" (5.65 x 3.82)



### Dining Area

With tile flooring with underfloor heating, four double glazed sash style windows, double glazed French doors opening onto gardens and additional double glazed bi folding doors opening onto porcelain tile patio and gardens.

### Kitchen Area

Bespoke Hand Painted Kitchen with inset one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching quartz worktops, matching kitchen island again with matching quartz worktops and fitted base cupboards underneath. Built-in appliances consisting of Neff induction hob and concealed extractor hood, two matching Neff electric fan assisted ovens, integrated Bosch dishwasher, integrated AEG freezer, large integrated fridge, matching tiled flooring with underfloor heating, spotlights to ceiling, built-in sound speakers, double glazed window and full height double glazed side window.



### First Floor Landing

14'9" x 10'10" (4.50 x 3.31)

With radiator, built-in cupboard with shelving, coving to ceiling, staircase leading to second floor, double glazed sash style window with internal plantation shutters and attractive balustrade.

### Bedroom One

18'7" x 9'11" (5.68 x 3.04)

With four double glazed sash style windows, radiator and internal panelled door.



### Walk-In Wardrobe

7'1" x 6'1" (2.18 x 1.87)

With fitted shelving and clothes rails.

### En-Suite

7'4" x 7'1" (2.26 x 2.18)

With separate shower cubicle, fitted wash basin, low level WC, spotlights to ceiling, heated towel rail/radiator, extractor fan, wall lights, shaver point and double glazed sash style window.



### Bedroom Two

15'11" x 11'3" (4.87 x 3.44)

With two radiators and two double glazed sash style windows both having internal plantation shutters to front.



### En-Suite

6'4" x 4'2" (1.95 x 1.29)

With separate shower cubicle, fitted wash basin with fitted base cupboard underneath, low level WC, heated towel rail/radiator, spotlights to ceiling, extractor fan, double glazed sash style window and shaver point.



### Bedroom Three

13'6" x 9'0" (4.13 x 2.76)

With built-in double wardrobe, two radiators and two double glazed sash style windows both having internal plantation shutters to front.



### Bedroom Four

13'6" x 9'1" (4.14 x 2.79)

With built-in double wardrobe, radiator and two double glazed sash style windows to rear.



### Family Bathroom

9'11" x 7'3" (3.03 x 2.23)

With bath with shower over, fitted wash basin with fitted base cupboards underneath, low level WC, tile splashbacks, tile flooring, spotlights to ceiling, extractor fan, shaver point, heated chrome towel rail/radiator and double glazed window.



### Second Floor Landing

16'5" x 6'6" (5.02 x 2.00)

With light tunnel.

### Bedroom Five

12'8" x 11'10" (3.87 x 3.63)

With radiator and double glazed sash style dormer window to front.



### Bedroom Six

12'7" x 10'5" (3.85 x 3.18)

With two matching double glazed sash style dormer windows to front and radiator.



### Bedroom Seven / Games Room

13'10" x 12'7" (4.24 x 3.86)

With radiator, double glazed sash style window to rear and two side double glazed Velux windows.



### Built-In Cupboard

5'8" x 4'3" (1.74 x 1.32)

Housing the high efficiency hot water cylinder and also providing storage.

### Family Bathroom

7'6" x 5'6" (2.31 x 1.70)

With bath with electric shower, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, shaver point, heated chrome towel rail/radiator, extractor fan and double glazed sash style dormer window to front.



### Private Gardens

Attractive enclosed landscaped sunny gardens, laid to lawn with porcelain tile patio/terrace areas.



### Driveway

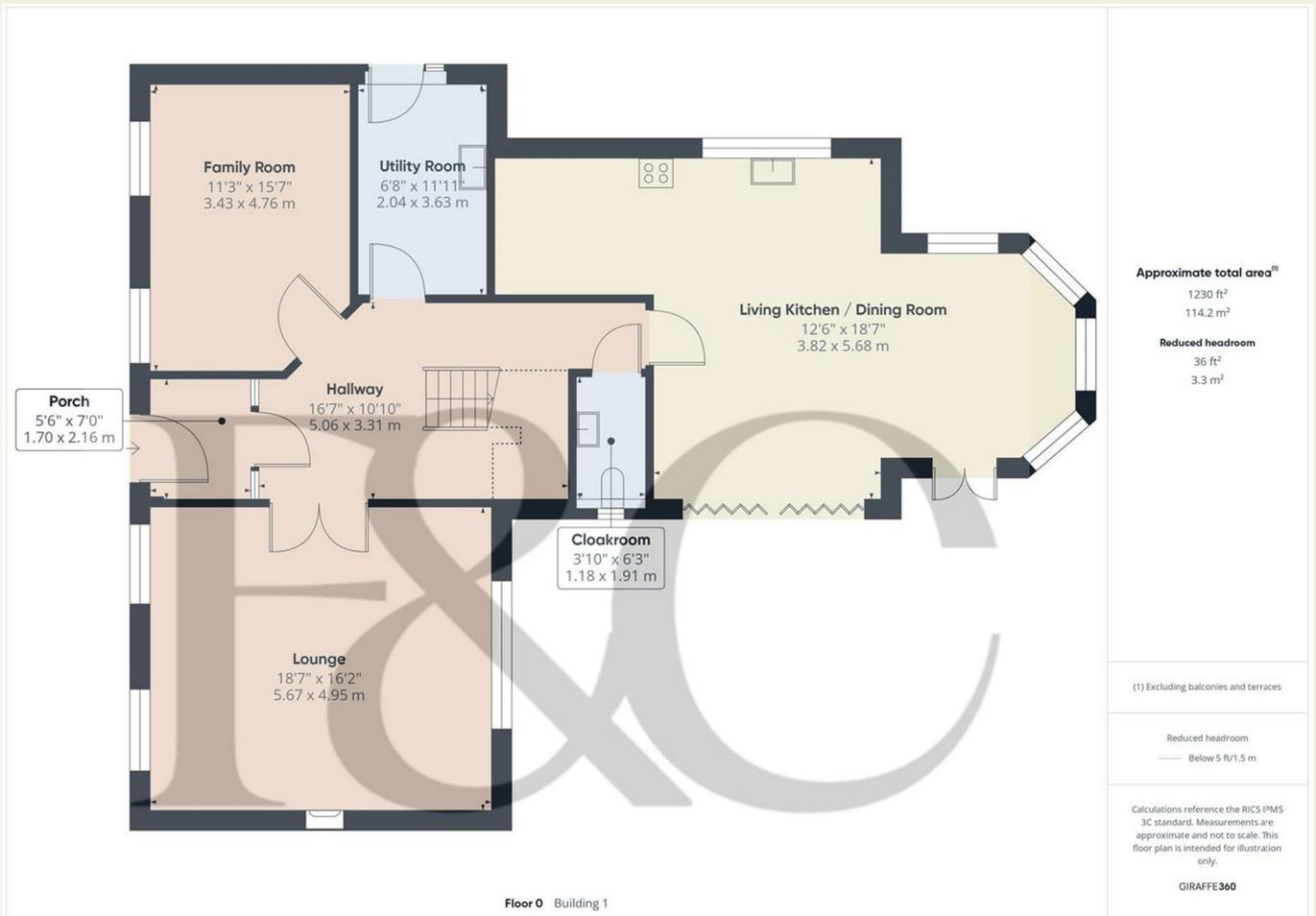
A double width block paved driveway provides car standing spaces this is for approximately six vehicles.

### Double Garage

18'6" x 18'4" (5.66 x 5.60)

A brick and tile constructed double garage with concrete floor, power, lighting, side personnel door, side window, roof space and two automated electric front doors.

### Council Tax Band G



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**Approximate total area<sup>(1)</sup>**  
1016 ft<sup>2</sup>  
94.5 m<sup>2</sup>

**Reduced headroom**  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

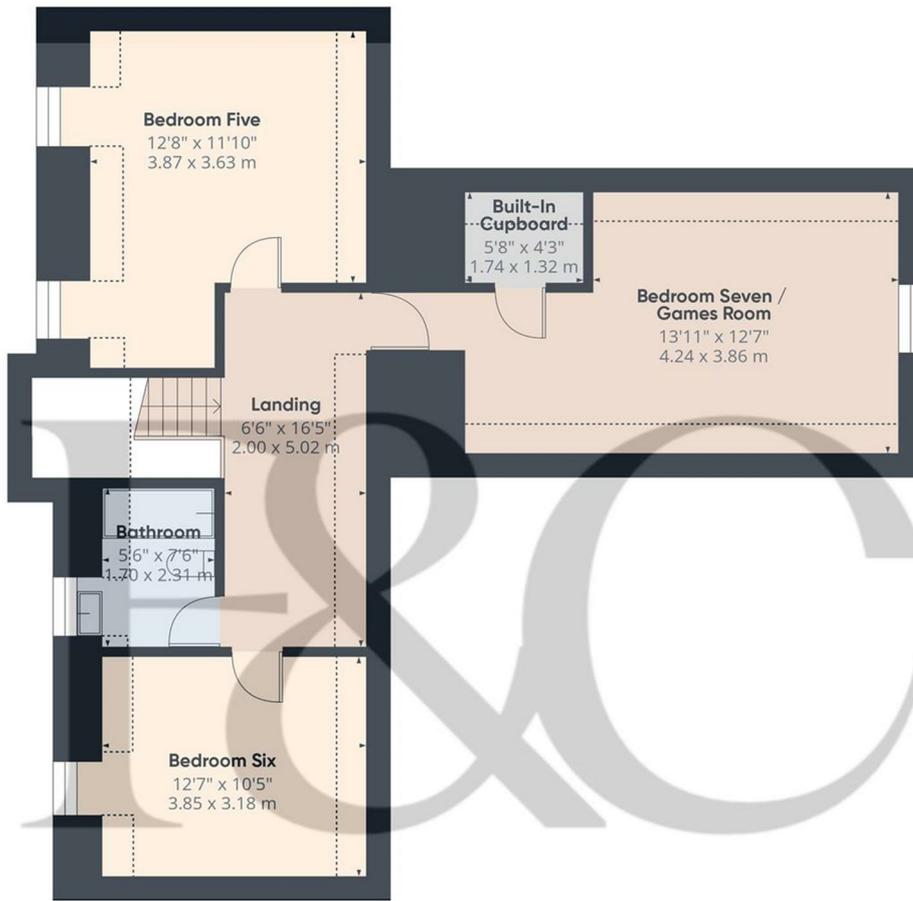
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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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Floor 2 Building 1

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

730 ft<sup>2</sup>  
67.7 m<sup>2</sup>

**Reduced headroom**

130 ft<sup>2</sup>  
12.1 m<sup>2</sup>

(1) Excluding balconies and terraces

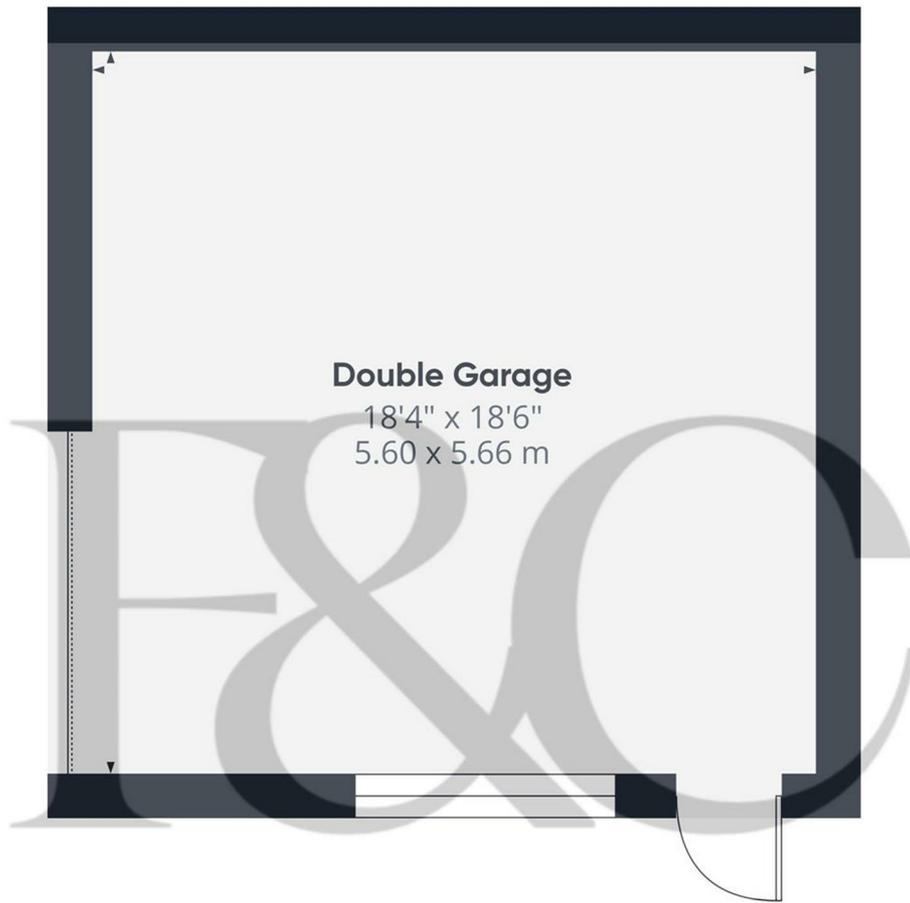
**Reduced headroom**

Below 5 ft/1.5 m

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**Double Garage**

18'4" x 18'6"  
5.60 x 5.66 m

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

343 ft<sup>2</sup>  
31.9 m<sup>2</sup>

(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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Floor 0 Building 2

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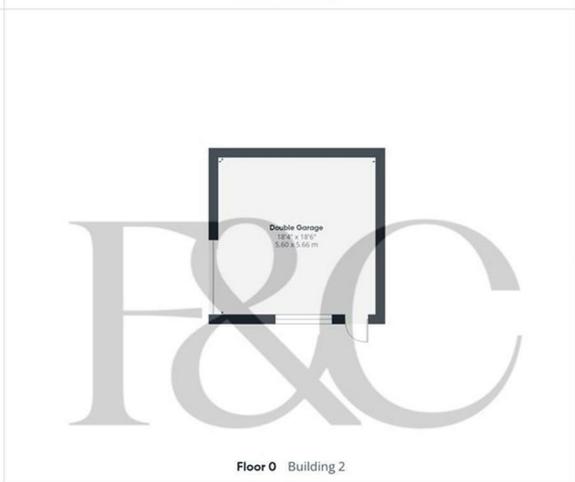
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
3319 ft<sup>2</sup>  
308.3 m<sup>2</sup>  
Reduced headroom  
174 ft<sup>2</sup>  
16.2 m<sup>2</sup>

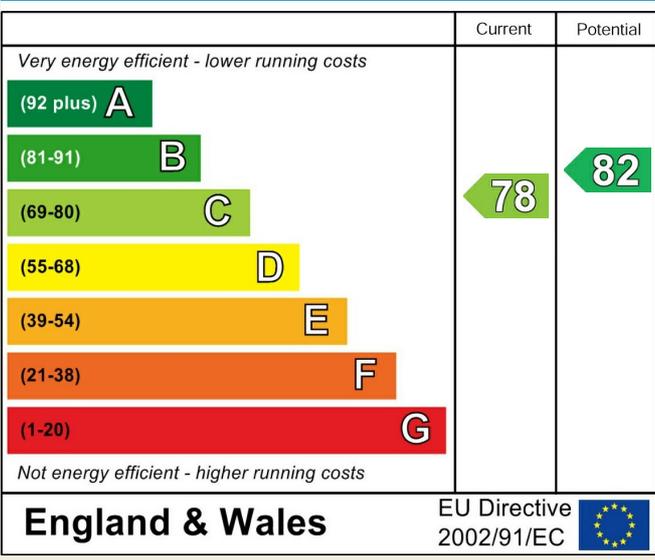
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

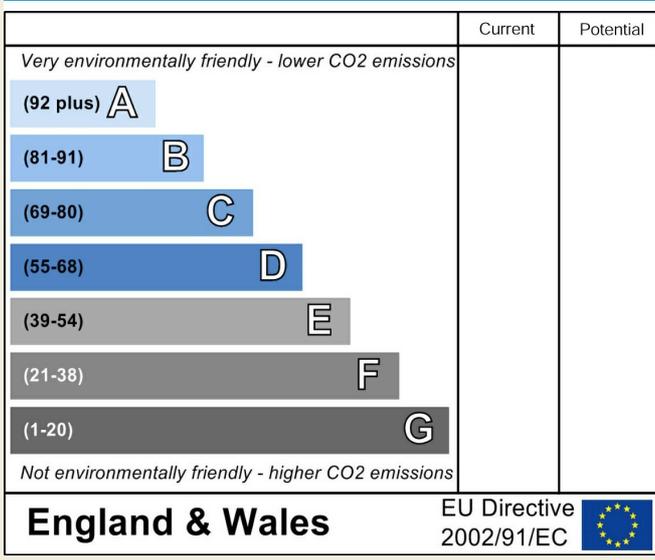
Calculations reference the RICS PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating



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



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