



3 Bed House - Semi-Detached

6 Scarsdale Road, Duffield, Belper DE56 4DA
Offers Around £249,950 Freehold

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- Semi-Detached Home
- Ecclesbourne School Catchment Area
- Requiring Full Modernisation
- Lounge
- Kitchen/Dining Room with Walk-In Pantry
- Three Bedrooms & Family Bathroom
- Manageable Front & Rear Gardens
- Driveway
- Offers Potential
- Cul-de-Sac Location - No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA – A three bedroom, semi-detached property requiring modernisation occupying a cul-de-sac location within the popular village of Duffield.

The property offers excellent potential and, in brief, consists on the ground floor entrance hall with staircase leading to first floor, lounge, kitchen/dining room and walk-in pantry. The first floor landing leads to three bedrooms and a family bathroom with separate WC.

Outside there are manageable front and rear gardens. Two outside brick stores. Driveway providing off-road car parking spaces.

The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, banks, post office, library, historic St Alkmund's Church and a selection of good restaurants. The village has excellent medical and educational facilities both at primary and secondary level (Ecclesbourne Secondary School). There is a regular bus service along the A6 between Derby and Belper. Also a regular train service into Derby City centre, which lies some 5 miles to the south of the village. Local recreational facilities within the village include squash, tennis, cricket, football and the noted 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 and is surrounded by beautiful countryside.

The famous market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park lies approximately 10 miles to the west. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities.

Accommodation

Ground Floor

Entrance Hall

8'2" x 5'9" (2.50 x 1.76)

With double glazed entrance door, understairs storage cupboard and stairs leading to first floor.



Lounge

15'6" x 13'6" (4.73 x 4.13)

With gas fire and four double glazed windows.



Kitchen/Dining Room

13'4" x 10'2" (4.07 x 3.12)

With single stainless steel sink unit with hot and cold tap, wall and base cupboards, gas fire, double glazed window, plumbing for automatic washing machine and double glazed door giving access to garden.



Walk-In Pantry

6'0" x 2'9" (1.84 x 0.85)

With shelving.

First Floor Landing

2'9" x 2'4" (0.85 x 0.72)

With access to roof space.



Bedroom One

13'4" x 10'3" (4.08 x 3.13)

With double glazed window to rear.



Bedroom Two

13'5" x 8'0" (4.11 x 2.44)

With built-in cupboard housing the hot water cylinder and double glazed window to front.



Bedroom Three

10'6" x 8'4" (3.21 x 2.56)

With wardrobe and double glazed window to front.



Bathroom

5'10" x 5'6" (1.80 x 1.69)

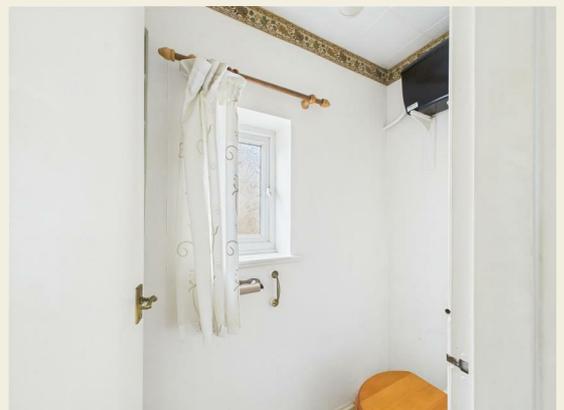
With bath with electric shower, wash basin and double glazed window.



Separate WC

5'4" x 2'8" (1.63 x 0.82)

With low level WC and double glazed window.



Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with privet hedgerow.



Rear Garden

An enclosed rear garden with timber shed and two outside brick stores.



Brick Store One

5'1" x 3'0" (1.55 x 0.93)

With shelving.



Brick Store Two

6'0" x 5'8" (1.85 x 1.74)

With power and lighting.

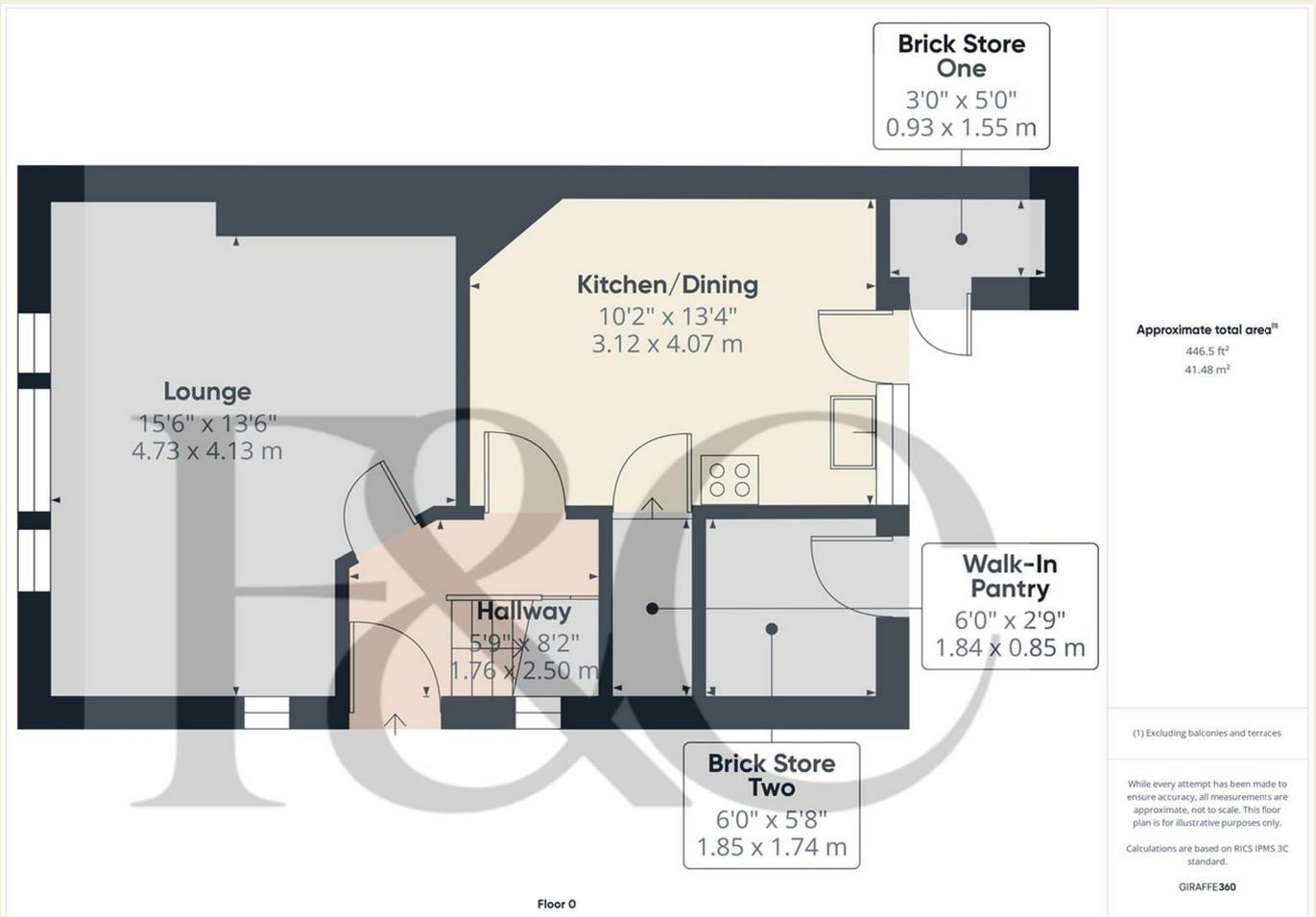


Driveway

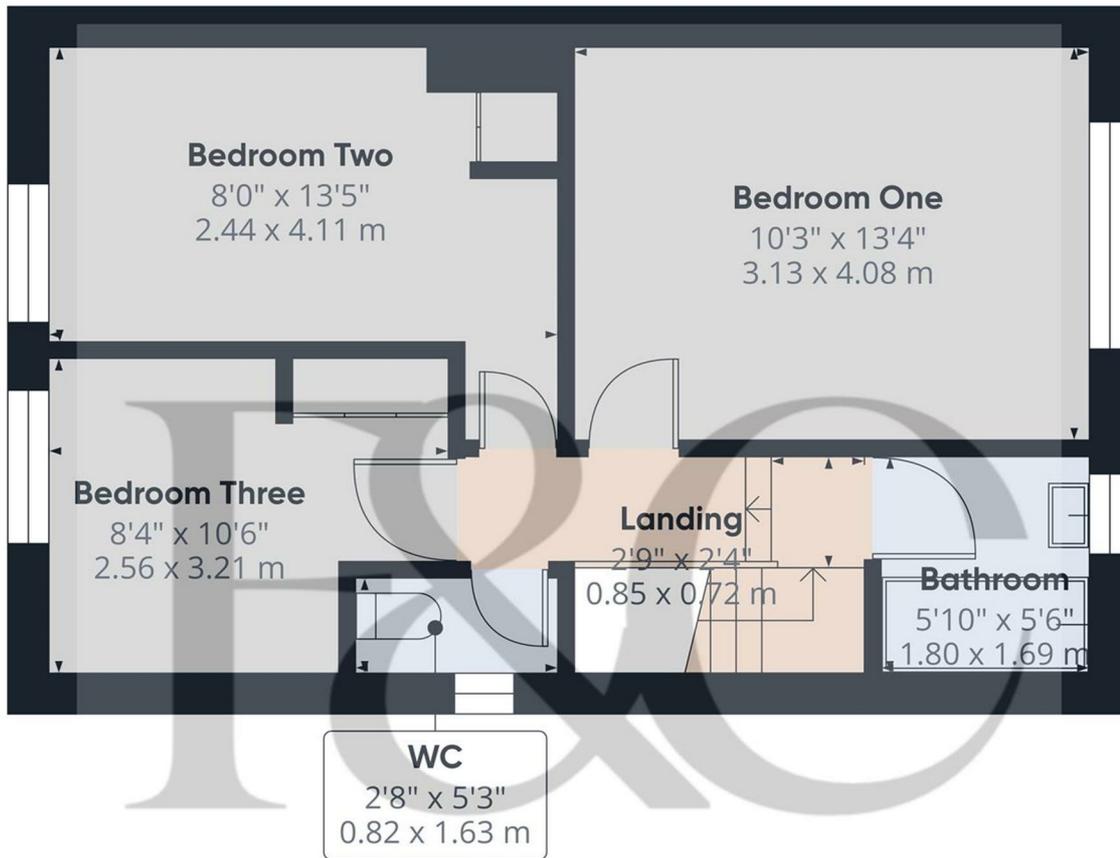
A driveway provides off-road car parking spaces.



Council Tax Band C



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Approximate total area¹⁾
400.85 ft²
37.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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