



3 Bed House - Detached

Cemetery Lodge, 43 Hazelwood Road, Duffield, Belper DE56 4DQ
Offers Around £400,000 Freehold



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- Grade II Listed Victorian Detached Lodge
- Set with a Four-Acre Site
- Potential to Extend – subject to planning permission (STPP)
- Ecclesbourne School Catchment Area
- A Short Walk To Duffield Village Amenities – Countryside Walks & Golf Course
- Lounge, Dining Room, Kitchen
- Three Bedrooms, Bathroom
- Rare to the Open Market
- Views of Ecclesbourne Valley
- Approx. Plot Size – 425 sqm/508 yards/0.10 acres

Cemetery Lodge on Hazelwood Road, Duffield is a Grade II listed Victorian historic building built in 1880. Situated within the grounds of the four-acre Duffield Cemetery and offers a rare opportunity for true buyer to make a wonderful home.

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

Porch

6'2" x 4'8" (1.89 x 1.44)

With half glazed entrance door, glazed windows, tile flooring, exposed stonework and internal panelled door giving access to hallway.



Hallway

6'7" x 5'8" (2.01 x 1.74)

With radiator, understairs storage cupboard and staircase leading to first floor.

Lounge

12'8" x 11'3" (3.88 x 3.43)

With chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, window and internal panelled door.



Dining Room

11'9" x 11'7" (3.59 x 3.55)

With radiator, deep skirting boards and architraves, high ceiling and window.

Kitchen

11'9" x 9'9" (3.59 x 2.99)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in electric hob, built-in electric oven, log burning stove, sealed unit double glazed window, far-reaching views to rear and half glazed door.



Rear Hallway

10'11" x 3'10" (3.33 x 1.18)

With half glazed door and radiator.

Bathroom

8'9" x 5'10" (2.68 x 1.79)

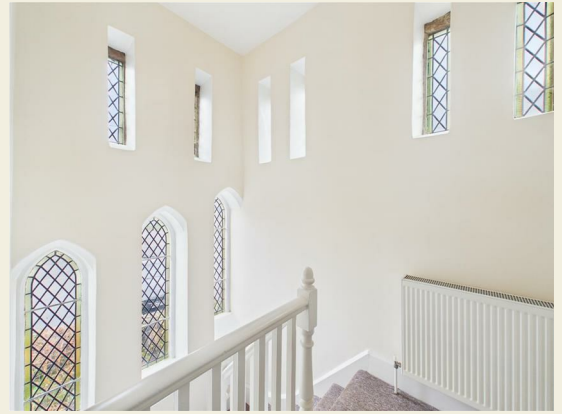
With bath with electric shower, pedestal wash handbasin, low level WC, tile splashbacks, radiator, extractor fan and sealed unit double glazed window.



First Floor Landing

7'11" x 5'6" x 3'11" x 3'1" (2.43 x 1.70 x 1.20 x 0.96)

With radiator and stained glass windows with leaded finish.



Bedroom One

11'7" x 11'2" (3.54 x 3.42)

With radiator, chimney breast, stained glass window with secondary double glazing and internal panelled door.



Bedroom Two

10'3" x 9'9" (3.14 x 2.98)

With radiator, chimney breast, sealed unit double glazed window, far-reaching views to rear, built-in cupboard housing the central heating boiler and internal panelled door.



Bedroom Three

11'7" x 8'3" (3.54 x 2.53)

With radiator, chimney breast, stained glass windows with leaded finish with secondary double glazing and internal panelled door.



WC

3'2" x 3'1" (0.99 x 0.96)

With WC, wash basin, extractor fan and panelled door.

Rear Yard

14'5" x 9'10" (4.40 x 3.01)

With cover and rear access gate.

Walk-In Store

4'3" x 4'0" (1.32 x 1.24)

With window.

Store One

4'11" x 4'5" (1.50 x 1.37)

With panelled door.

Store Two

7'5" x 5'1" (2.28 x 1.55)

With panelled door.

Toilet

5'3" x 4'0" (1.62 x 1.22)

With low level WC, wash basin, fully tiled walls, tile flooring, heated chrome towel rail/radiator and extractor fan.

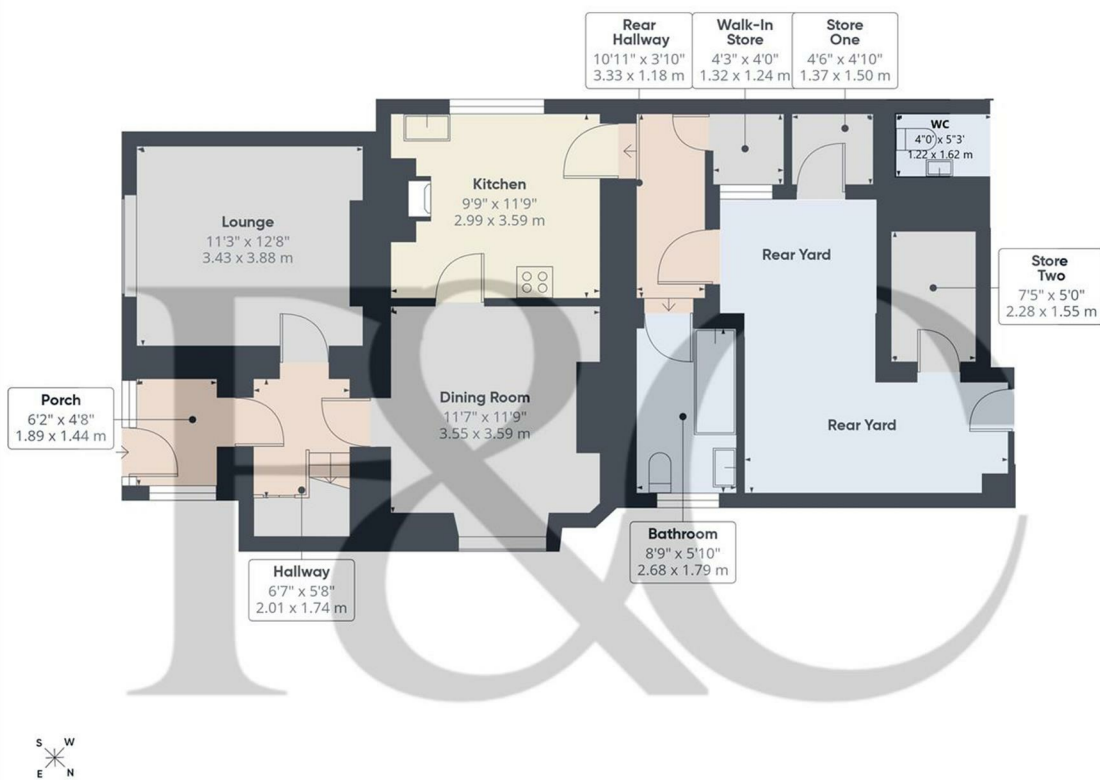
Timber Detached Garage



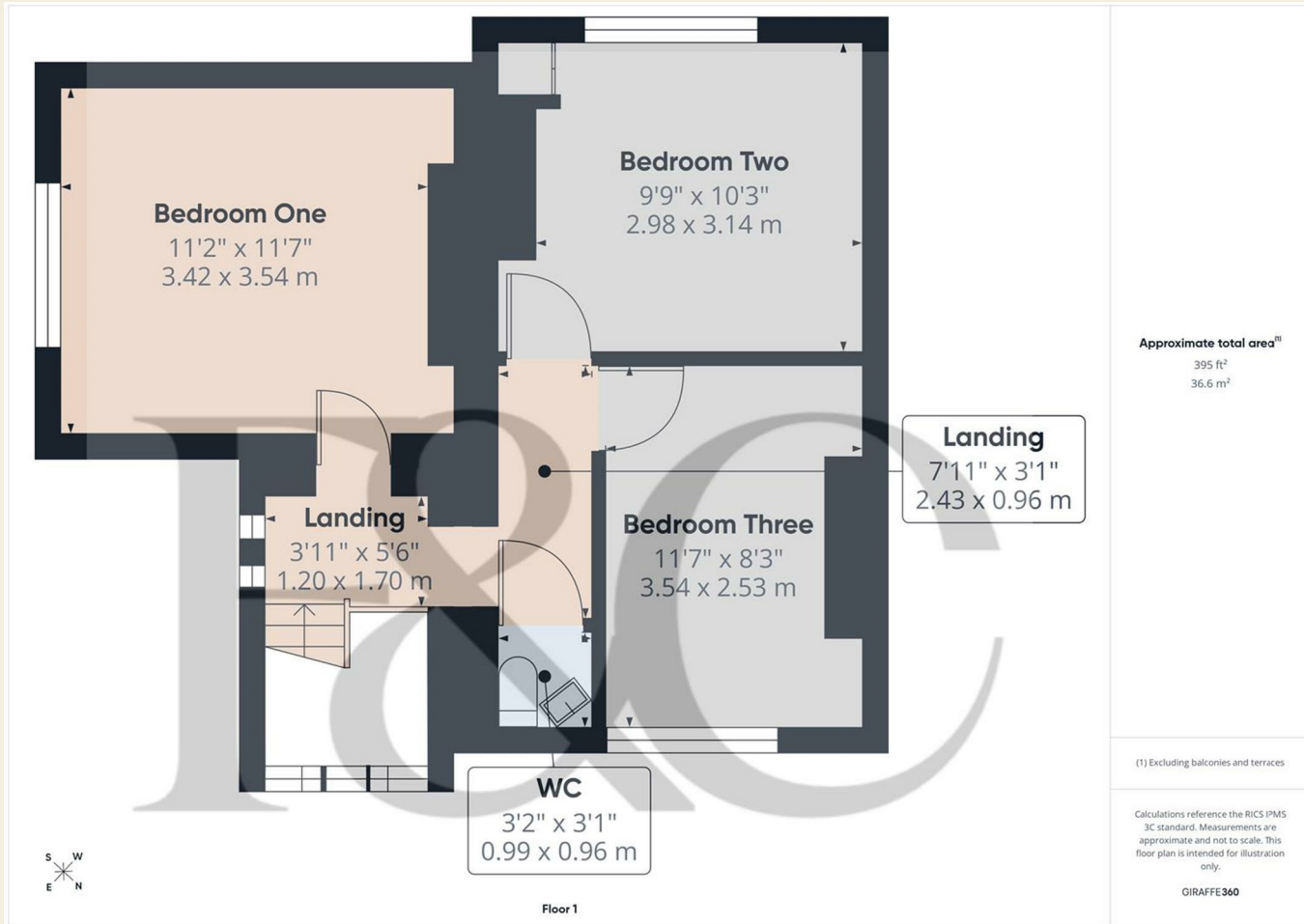
Gardens

There are front and rear lawns.





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