



5 Bed House - Semi-Detached

1 Cumberhills Road, Duffield, Belper DE56 4HA

Offers Around £749,950 Freehold



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www.fletcherandcompany.co.uk

- Highly Appealing Character Semi-Detached Family Home
- Ecclesbourne School Catchment Area
- Lounge & Family Room
- Living Kitchen/Dining Room
- Utility & Cloakroom
- Five Bedrooms, En-Suite & Family Bathroom
- Large Private Garden
- Garage
- Easy Walking to Duffield Village Amenities & Lovely Countryside Walks
- Many Character Features – Ideal Family Home

ECCLESBOURNE SCHOOL CATCHMENT AREA – This highly appealing semi-detached family home offers a perfect blend of character and modern living. The property boasts five well-proportioned bedrooms with en-suite and family bathroom.

The heart of the home is undoubtedly the spacious living kitchen and dining room with doors to the private garden, which provides an inviting atmosphere for both everyday living and entertaining. This area is complemented by a separate lounge and family room, allowing for versatile use of space to suit your family's needs.

Additionally, the practical utility room and cloakroom enhance the functionality of the home.

Outside, you will find a large private garden, perfect for children to play or for hosting summer gatherings.

The property also benefits from a garage.

The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, 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

Porch

4'5" x 4'0" (1.36 x 1.23)

With half glazed entrance door, deep skirting boards and architraves, high ceiling, large inset door mat and internal half glazed door with stained glass and leaded finish with matching side internal windows with matching stained glass and leaded finish opening into entrance hall.

Entrance Hall with Study Area

17'11" x 9'4" x 5'11" x 4'5" (5.47 x 2.85 x 1.81 x 1.36)

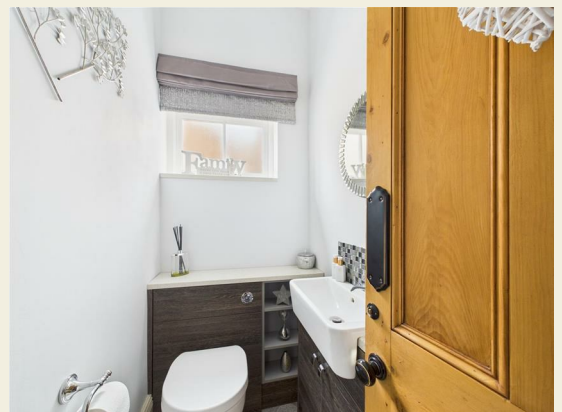
With Minton style tiled effect flooring, deep skirting boards and architraves, high ceiling, two radiators, period open archway, understairs storage cupboard, internal stained glass window with leaded finish and staircase leading to first floor with attractive balustrade.



Cloakroom

5'8" x 3'4" (1.73 x 1.03)

With low level WC, fitted wash basin with fitted base cupboard underneath, tiled effect flooring, deep skirting boards and architraves, high ceiling, heated chrome towel rail/radiator, double glazed window and internal stripped panelled door.



Lounge

15'8" x 14'0" (4.79 x 4.27)

With fireplace incorporating log burning stove and raised tiled hearth, fitted storage/book cupboard either side of chimney breast, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, radiator, bay window incorporating three double glazed sash style windows with internal plantation shutter blinds and internal stripped half glazed door.



Family Room

14'0" x 12'4" (4.29 x 3.78)

With featured cast iron display period style fireplace, deep skirting boards and architraves, high ceiling, radiator, coving to ceiling, picture rail, double glazed French doors opening onto Indian stone paved patio and half glazed stripped internal door.



Living Kitchen/Dining Room

22'10" x 12'0" (6.97 x 3.66)



Dining Area

With quarry tiled flooring, deep skirting boards and architraves, high ceiling, radiator, double glazed sash style window to side, double glazed French doors opening onto Indian stone paved patio and rear garden, open space leading to kitchen area and internal stable door giving access to utility room.



Kitchen Area

With one and a half sink unit with chrome mixer tap, wall and base fitted units with attractive matching granite worktops, built-in Neff six ring gas hob with extractor hood over, built-in Neff electric fan assisted oven, built-in Neff combination microwave oven, space for fridge/freezer, plumbing for dishwasher, kitchen island with granite worktop and fitted base cupboards underneath, matching quarry tiled flooring, deep skirting boards and architraves, high ceiling, double glazed sash style window to side, open space leading to dining area and half glazed stripped internal door.



Utility Room

12'2" x 4'10" (3.72 x 1.49)

With single sink unit with mixer tap, worktop with fitted base cupboard underneath, radiator, tiled effect flooring, plumbing for automatic washing machine, wall mounted central heating boiler, double glazed window and stable door giving access to Indian stone paved patio and rear garden.

First Floor Passageway Landing

18'9" x 17'7" x 5'11" x 2'7" (5.74 x 5.36 x 1.82 x 0.81)

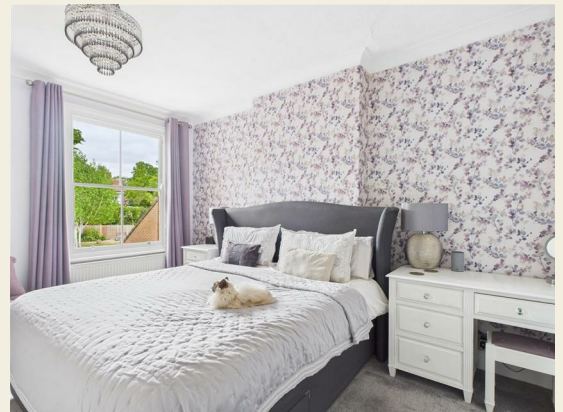
With deep skirting boards and architraves, high ceiling, period open archway, built-in storage cupboard with shelving, radiator and access to roof space.



Bedroom One

14'0" x 12'7" (4.29 x 3.84)

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed sash style window to rear, fitted wardrobes and internal stripped panelled door.



En-Suite

9'2" x 3'11" (2.80 x 1.21)

With separate shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, tiled splashbacks, tile flooring, deep skirting boards and architraves, high ceiling, heated chrome towel rail/radiator, coving to ceiling, spotlights to ceiling, extractor fan, double glazed obscure window and internal panelled door.



Bedroom Two

12'5" x 11'5" (3.80 x 3.49)

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, aspect to front, bay window incorporating three double glazed sash style windows with internal plantation shutter blinds, pleasant far-reaching views and internal stripped panelled door.



Bedroom Three

11'10" x 8'9" (3.63 x 2.69)

With deep skirting boards and architraves, high ceiling, radiator, double glazed sash style window to side, coving to ceiling and stripped internal panelled door.



Bedroom Four

11'7" x 7'5" (3.55 x 2.27)

With deep skirting boards and architraves, high ceiling, sealed unit double glazed sash style window to rear and internal stripped half glazed door.



Bedroom Five

9'8" x 5'11" (2.95 x 1.82)

With deep skirting boards and architraves, high ceiling, radiator, sealed unit double glazed sash style window to front and half glazed stripped internal door.



Family Bathroom

8'11" x 6'4" (2.72 x 1.95)

With roll edge top bath with claw feet with mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, separate corner shower cubicle with shower, tile splashback, tiled effect flooring, high ceiling, heated chrome towel rail/radiator, double glazed sash style window to side with internal plantation shutters and internal half glazed stripped door.



Front Garden

The property is set well back behind a deep grass verge and pavement and behind a low maintenance gravelled fore-garden with brick wall with brick pillar and matching black wrought iron railings and hand gate.

Rear Garden

Being of a major asset and sale to this particular property is it's lovely, generous sized, private, leafy, enclosed rear garden. The garden is mainly laid to lawn with a varied selection of shrubs, plants, fruit trees and large Indian stone patio/ terrace area providing a pleasant sitting out and entertaining space. Outside lights, power and cold water tap.



Garden Store

5'1" x 3'1" (1.55 x 0.95)

With stable door.



Garage

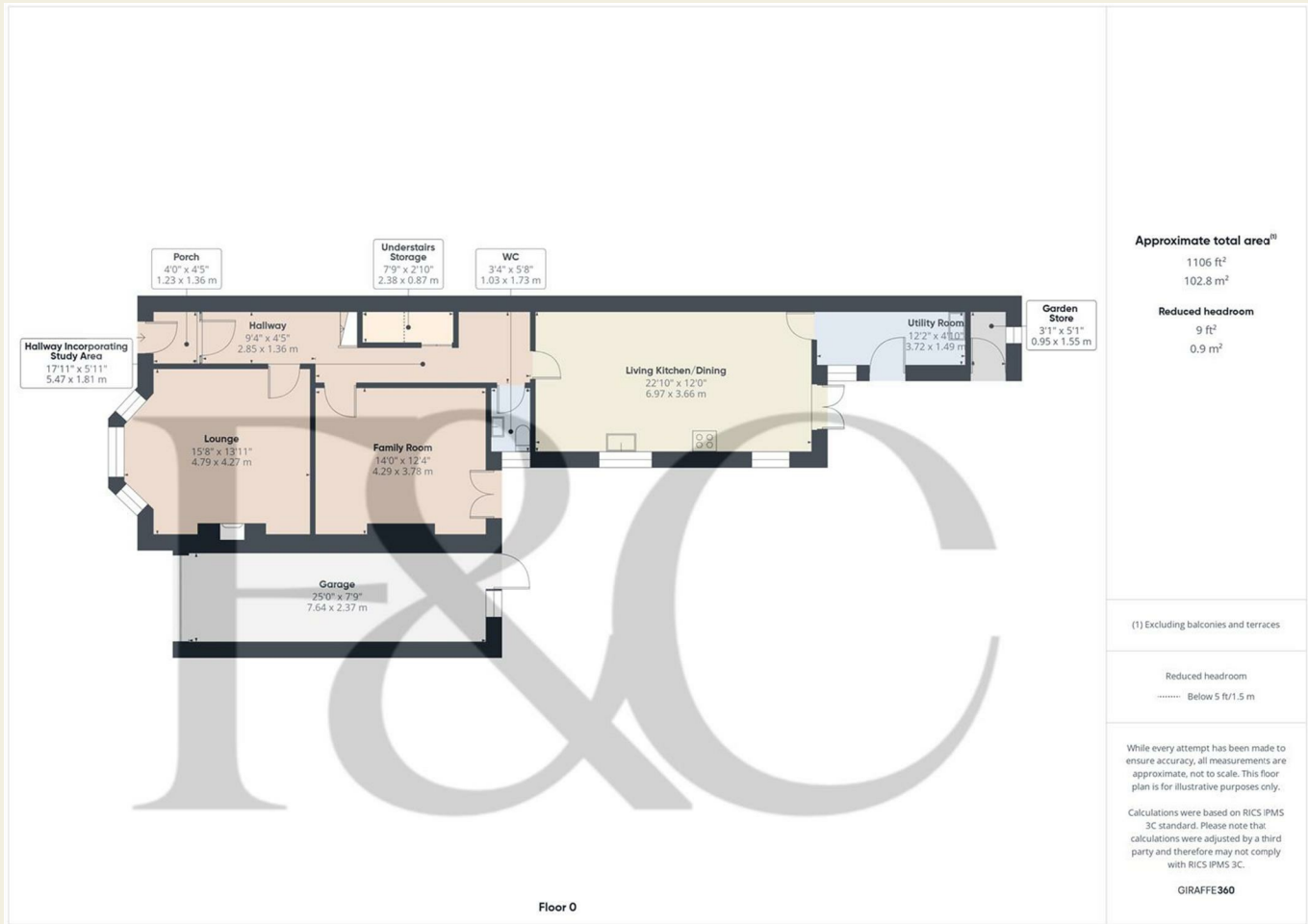
25'0" x 7'9" (7.64 x 2.37)

With up and over front door, light and rear personnel door.

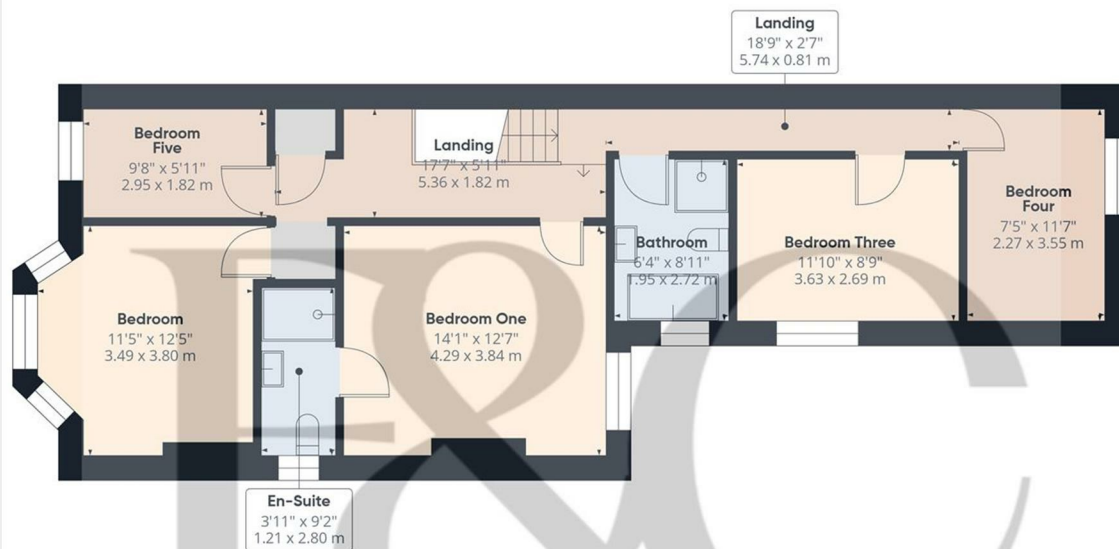


Council Tax Band G

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Approximate total area⁽¹⁾
786 ft²
73 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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