



## 4 Bed House - Detached

11 Broadway, Duffield, Belper DE56 4BT

Offers Over £750,000 Freehold



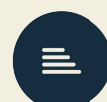
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**Fletcher**  
& Company

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- Detached House with Huge Potential
- Ecclesbourne School Catchment Area
- Southerly Views Over Open Countryside
- Potential to Extend (subject to Planning Permission)
- Lounge, Dining Room, Garden Room, Kitchen
- Four Bedrooms & Family Bathroom
- Mature Garden Plot
- Driveway & Garage
- No Chain Involved
- Rare to the Open Market - Excellent Potential to Modernise & Develop

ECCLESBOURNE SCHOOL CATCHMENT AREA - This delightful detached house presents an exceptional opportunity for those seeking a home with immense potential. This property is perfect for families or individuals looking to create their dream residence.

The house is rare to the open market, offering a unique chance to modernise and personalise the space to suit your tastes. With the potential to extend, subject to planning permission, you can truly make this home your own while enjoying the benefits of additional living space.

One of the standout features of this property is its southerly views over the picturesque open countryside, providing a serene backdrop for everyday living.

Additionally, the property comes with the advantage of no chain involved, allowing for a smoother and quicker transaction process.

In summary, this detached house in Duffield is a rare find, offering both space and potential in a beautiful setting.

#### 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, medical facilities and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is 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.

#### Accommodation

##### Ground Floor

### Entrance Hall

14'1" x 3'11" (4.31 x 1.21)

With original oak wood flooring, radiator, staircase leading to first floor and half glazed entrance door.

### Cloakroom

5'8" x 2'7" (1.74 x 0.81)

With low level WC and wash basin.

### Lounge

18'3" x 11'10" (5.58 x 3.62)

With fireplace with raised quarry tiled hearth, three radiators, double glazed window with leaded finish with aspect to front, window to side and window and door opening onto private garden with open views.



## Dining Room

10'10" x 8'11" (3.31 x 2.72)

With original parquet wood flooring, two radiators, window, view over private garden and open archway leading to lounge.



## Kitchen

12'5" x 8'9" (3.80 x 2.68)

With one and a half stainless steel sink unit with mixer tap, wall and base cupboards, worktop, radiator, open archway, window to side, internal sliding serving hatch window to dining room, electric cooker point and plumbing for dishwasher.



### Pantry

3'6" x 2'9" (1.07 x 0.85)

With shelving and window.

### Garden Room

14'10" x 10'5" (4.53 x 3.19)

With skirting board radiators, window overlooking garden, window to front and doors opening onto paved patio and garden.



### Utility/Boiler Room

6'5" x 3'8" (1.98 x 1.12)

With plumbing for automatic washing machine and central heating boiler.

### First Floor Landing

14'2" x 3'8" (4.32 x 1.14)

With double glazed window with leaded finish to front.

### Bedroom One

12'1" x 10'0" (3.70 x 3.07)

With radiator, built-in wardrobe, window and countryside views to rear.



### Walk-In Cupboard

5'0" x 3'9" (1.54 x 1.15)

Providing storage.

### Bedroom Two

10'11" x 8'11" (3.34 x 2.74)

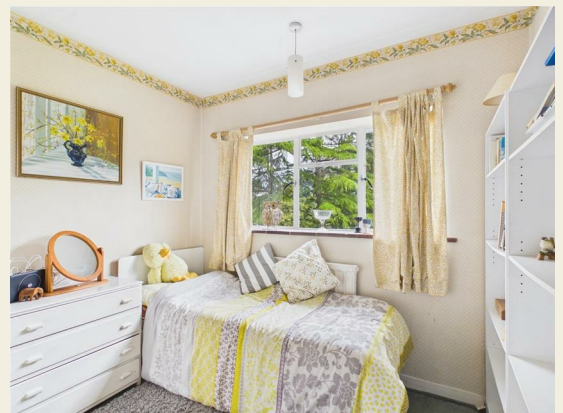
With radiator, countryside views to rear and window.



### Bedroom Three

8'10" x 7'4" (2.70 x 2.25)

With built-in wardrobe, radiator, countryside views to rear and window.



### Study/Bedroom Four

11'10" x 6'0" (3.61 x 1.85)

With radiator and double glazed window with leaded finish to front.



### Family Bathroom

6'6" x 5'6" (2.00 x 1.70)

With bath, pedestal wash handbasin, low level WC, radiator and window to side.



### Front Garden

The property is set back from the pavement edge behind a lawn fore-garden with a varied selection of trees and shrubs.



## Rear Garden

Being of a major asset to the sale of this particular property is it's south facing, generous sized garden laid to lawn with a varied selection of shrubs, plants, paved patio, trees and summerhouse.



## Driveway

A gravelled driveway provides cars standings spaces and leads to a garage.

## Garage

16'6" x 9'5" (5.05 x 2.89)

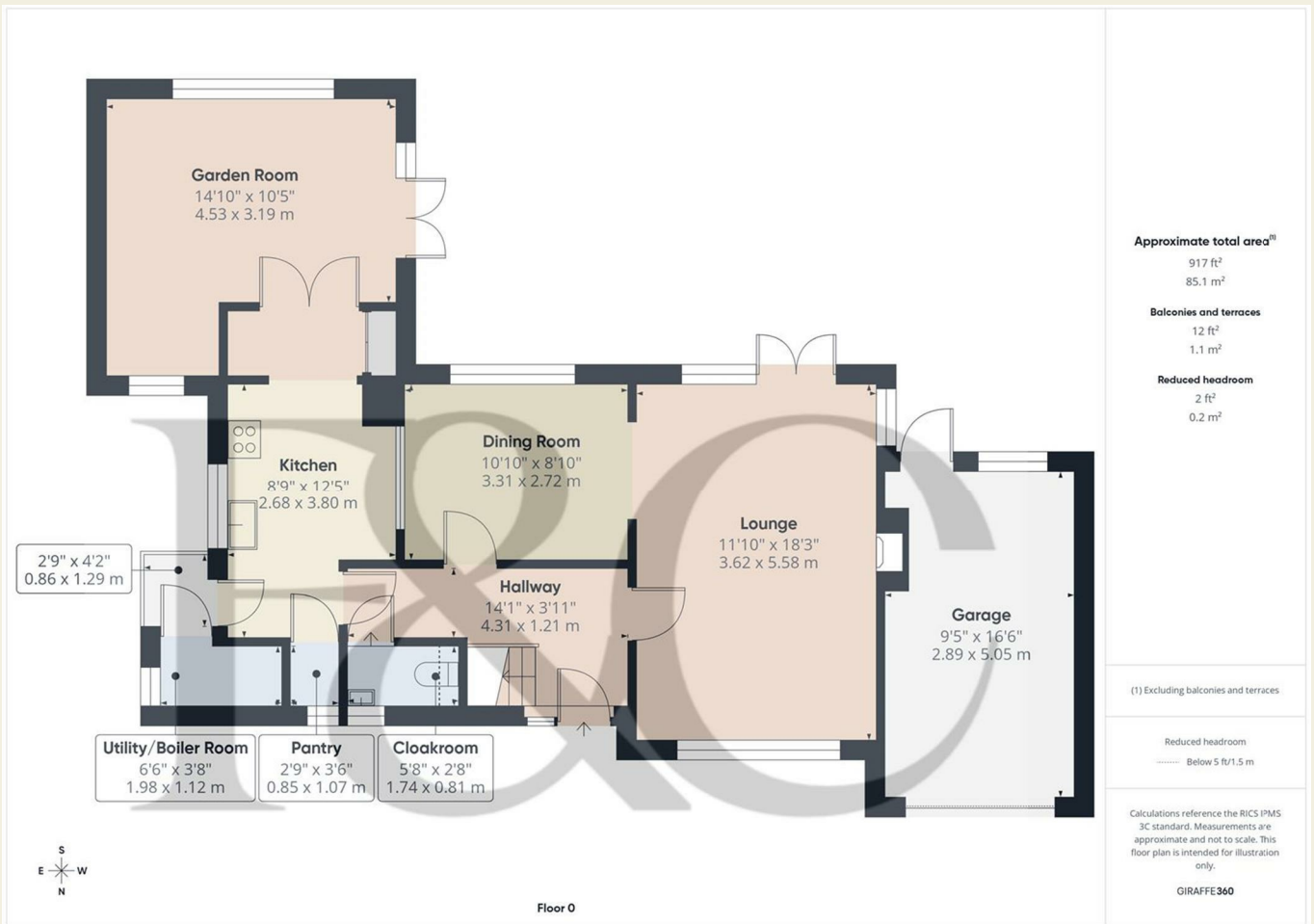
With power, lighting, front door and rear personnel door.

**Broadway Fields Company Ltd**

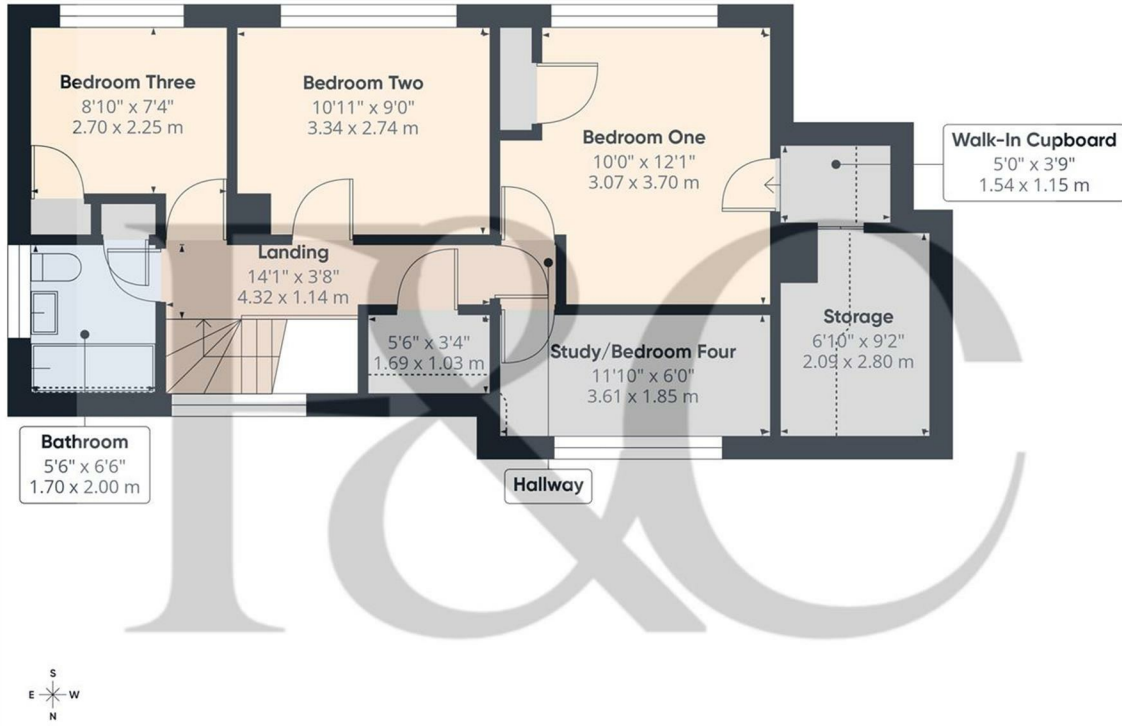
THE FIELDS TO THE REAR OF THE PROPERTY HAVE BEEN PURCHASED BY OWNERS AT BROADWAY WHO HAVE FORMED A COMPANY. NUMBER 11 BROADWAY HAS AN INVESTMENT IN THE COMPANY AND THIS SHARE WOULD BE INCLUDED IN THE SALE. THE PURPOSE OF PURCHASING THE FIELD IS TO PREVENT IT BEING USED FOR RESIDENTIAL DEVELOPMENT AND PROTECT THE DELIGHTFUL RURAL VIEWS TO THE REAR.



**Council Tax Band G**



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Approximate total area<sup>(1)</sup>  
 579 ft<sup>2</sup>  
 53.8 m<sup>2</sup>

Reduced headroom  
 46 ft<sup>2</sup>  
 4.3 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.

GIRAFFE360

Floor 1

### Energy Efficiency Rating

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

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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