



3 Bed House - Detached

7 Curzon Lane, Duffield, Belper DE56 4DE
Offers Around £475,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Family Detached Home with Potential
- Ecclesbourne School Catchment Area
- Cul-de-Sac Location
- Lounge/Dining Room & Kitchen
- Three Double Bedrooms & Bathroom
- South Facing Garden
- Driveway & Garage Store
- Potential to Extended (subject to planning permission)
- No Chain Involved
- Walking Distance to Duffield Amenities & Countryside

ECCLESBOURNE SCHOOL CATCHMENT AREA - This delightful three double bedroom detached house with South facing garden presents an excellent opportunity for families seeking a comfortable and spacious home.

One of the standout features of this property is its potential for extension, subject to planning permission, allowing you to tailor the home to your specific needs and preferences.

Situated within walking distance of Duffield's amenities, residents will enjoy easy access to local shops, schools, and recreational facilities, making it a perfect location for families.

The absence of a chain involved means that you can move in without delay, making this property an attractive prospect for those looking to settle in this desirable area.

Accommodation

Ground Floor

Entrance Hall

13'7" x 3'11" (4.15 x 1.21)

With glazed entrance door, radiator and staircase leading to first floor.



Cloakroom

9'11" x 5'2" (3.03 x 1.59)

With low level WC, pedestal wash handbasin, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and internal panelled door.



Lounge/Dining Room

23'9" x 11'8" (7.26 x 3.56)



Lounge Area

With feature fireplace, radiator, double glazed window to front and open wide archway leading to dining room.



Dining Room

With radiator, double glazed window to rear and double glazed door giving access to garden.



Kitchen

12'6" x 7'6" (3.83 x 2.29)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in double electric fan assisted oven, plumbing for automatic washing machine, double glazed window overlooking rear garden and half glazed side access door.



First Floor Landing

8'5" x 11'9" (2.58 x 3.59)

With double glazed window, built-in storage cupboard housing the central heating boiler and access to roof space.



Bedroom One

12'11" x 11'9" (3.95 x 3.59)

With built-in wardrobes, radiator and double glazed window to front.



Bedroom Two

12'10" x 10'6" (3.93 x 3.21)

With fitted wardrobes, radiator, built-in storage cupboard and double glazed window to rear.



Bedroom Three

12'6" x 9'8" (3.82 x 2.97)

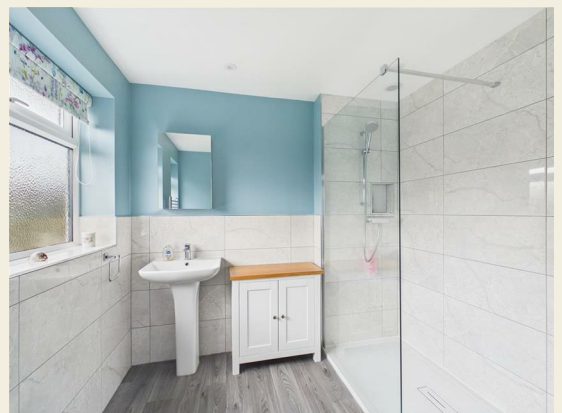
With radiator and double glazed window to front.



Bathroom

8'7" x 7'9" (2.64 x 2.38)

With built-in double shower cubicle with electric shower, pedestal wash handbasin, low level WC, tile splashbacks, heated chrome towel rail/radiator, spotlights to ceiling and two double glazed windows to rear.



Front Garden

The property is set back from the pavement edge behind a lawn fore-garden with well-stocked flower beds.

Rear Garden

To the rear of the property is a sunny, private, enclosed rear garden mainly laid to lawn with a various selection of shrubs and mature apple tree.



Outside Brick Store

4'7" x 3'1" (1.40 x 0.95)

To the side of the property is an outside brick store providing storage.

Driveway

A driveway provides off-road car parking and leads to a garage.

Garage Store

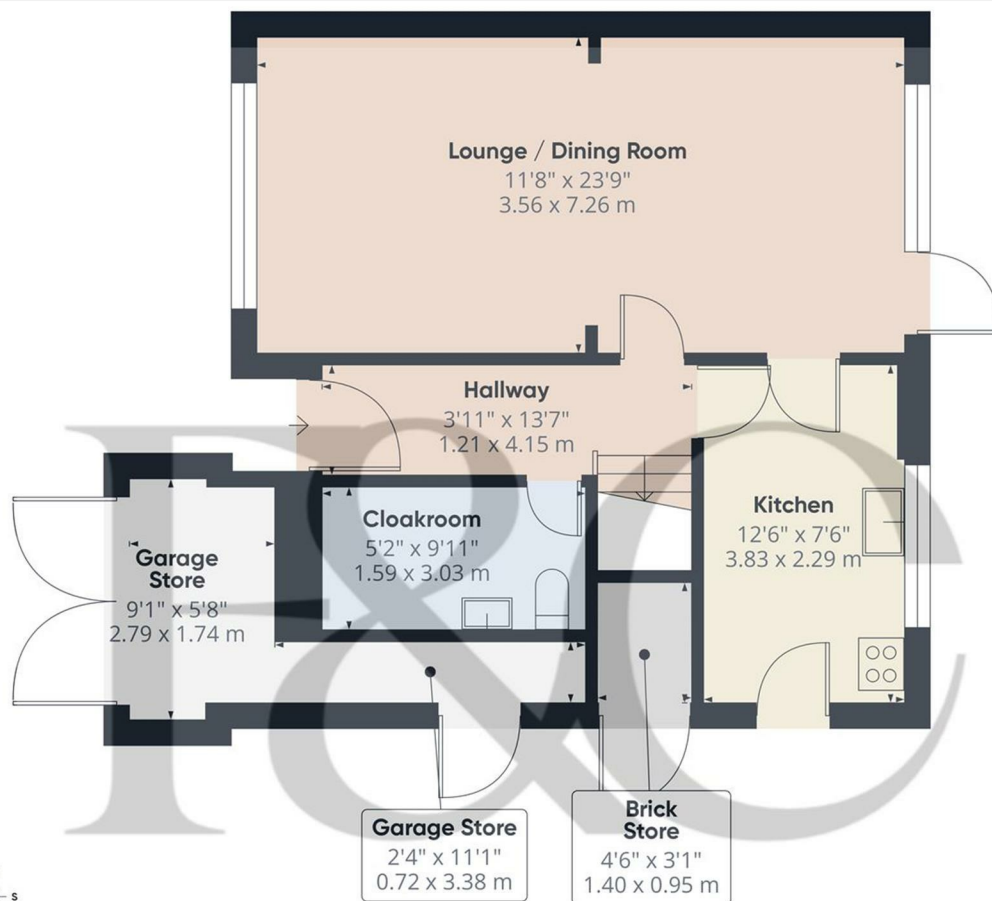
11'1" x 9'1" x 5'8" x 2'4" (3.38 x 2.79 x 1.74 x 0.72)

With power, lighting, double opening front doors and side personnel door.



Council Tax Band - D

Amber Valley



Approximate total area⁽¹⁾

594 ft²
55.1 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

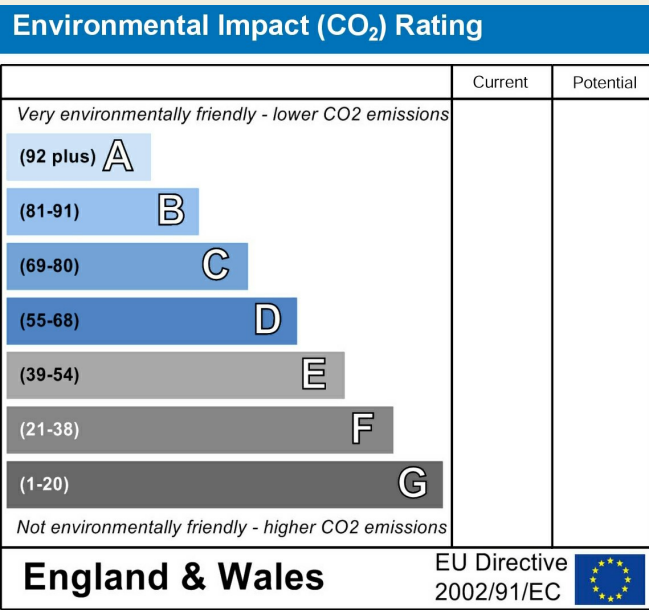
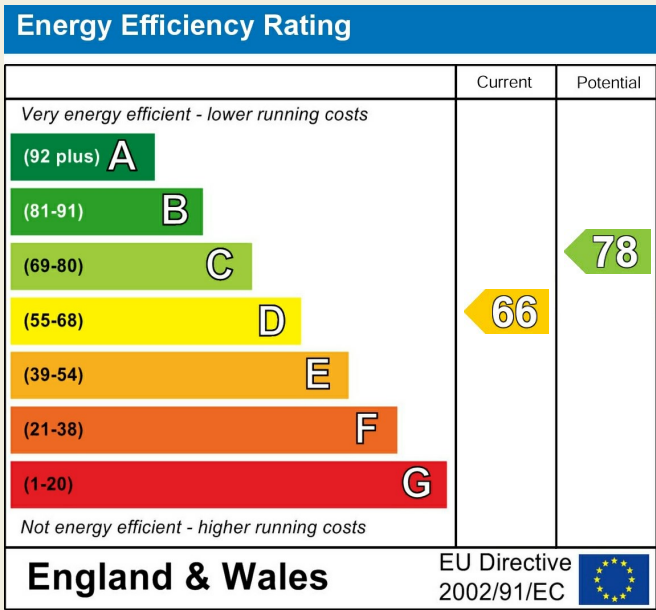
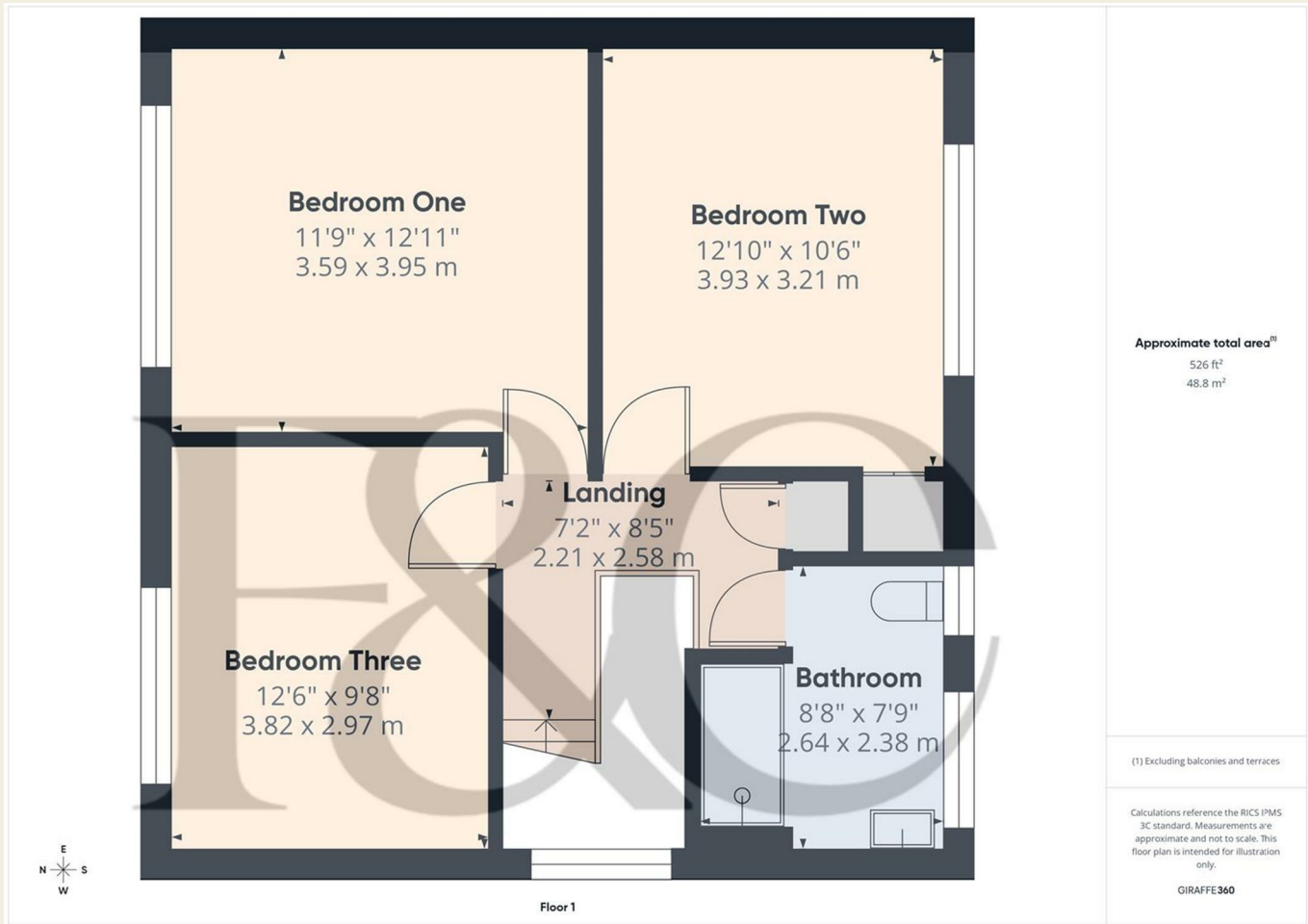
Below 5 ft/1.5 m

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 0

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