





2 Bed Bungalow - Detached

12 Cavendish Close, Duffield, Belper DE56 4DF

Offers Around £419,950 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Very Desirable Detached Bungalow
- Cul-de-Sac Location
- Lounge/Dining Room
- Kitchen/Conservatory
- Two Double Bedrooms & Bathroom
- Generous Garden Plot - Front & Rear Gardens
- Driveway & Garage
- Scope For Improvements
- Potential To Extended - subject to planning permission
- No Chain Involved

This delightful two double bedroom detached bungalow in Duffield offers a perfect blend of comfort and potential.

One of the standout features of this bungalow is its expansive garden plot, which extends both to the front and rear, offering ample outdoor space for gardening, leisure, or family activities.

The potential to extend the property further enhances its appeal, allowing you to tailor it to your specific needs and desires.

The Location

The village of Duffield is situated approximately 5 miles north of Derby along the main A6 arterial road and the village in turn has an excellent range of local shops, public houses, restaurants, supermarket, tennis and squash club, Chevin golf club, recreational facilities including the Eyes Meadow Nature reserve. Local primary schools include William Gilbert Endowed School, Meadows Primary School and the well-known Ecclesbourne Secondary School. Duffield is also positioned along the East Midlands Mainline and is within easy reach of famous attractions such as Chatsworth House and the historic spa town of Matlock.

Accommodation

Entrance Hall

7'4" x 4'5" (2.24 x 1.35)

Lounge/Dining Room

26'2" x 11'5" (8.00 x 3.50)

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Lounge Area

With feature fireplace with inset living flame gas fire, coving to ceiling with centre rose, two radiators, open square archway leading to dining area and two double glazed windows with fitted blinds overlooking the front garden.



Dining Area

With radiator, coving to ceiling, open square archway leading to lounge, double glazed window with fitted blind overlooking front garden and internal panelled door.



Kitchen

18'10" x 8'7" (5.75 x 2.64)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four-ring electric hob with extractor hood over, electric fan-assisted oven, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, coving to ceiling, radiator, double glazed window overlooking rear garden and open square archway leading into conservatory.



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Conservatory

10'6" x 9'2" (3.21 x 2.81)

With matching tiled flooring, double glazed windows and double glazed doors.





Double Bedroom One

13'1" x 10'5" (4.00 x 3.20)

With radiator, coving to ceiling, double glazed window with fitted blind overlooking rear garden and internal panelled door.



Double Bedroom Two

11'1" x 9'8" (3.38 x 2.97)

With radiator, coving to ceiling, double glazed window with fitted blind with aspect over front garden and internal panelled door.



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Bathroom

9'4" x 5'0" (2.85 x 1.54)

With bath with mixer tap/shower, wash basin, low level WC, fully tiled walls, radiator, built-in cupboard housing the hot water cylinder, double glazed window to rear and internal panelled door.



Front Garden

The property enjoys a generous sized fore garden, laid to lawn with a varied selection of shrubs, plants and rose bushes.





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Rear Garden

To the rear of the property is a generous sized enclosed rear garden laid to lawn with a varied selection of shrubs, plants, paved patio, greenhouse and timber shed/workshop.





Workshop/Garden Shed

17'11" x 5'11" (5.48 x 1.81)

With power and lighting.

Attached Shed

6'1" x 5'10" (1.86 x 1.78)

With light.

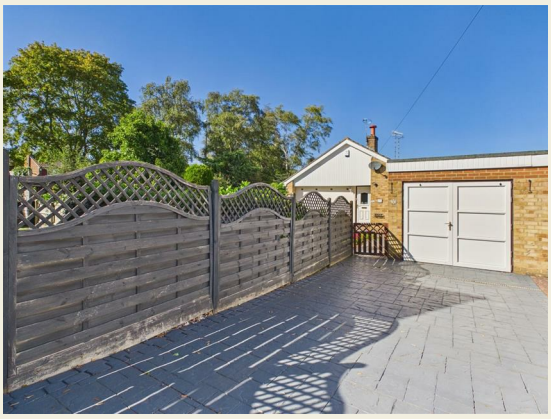
Driveway

A concrete imprinted driveway provides car standing spaces for two cars and leads to a brick garage.

Garage

16'2" x 8'10" (4.94 x 2.71)

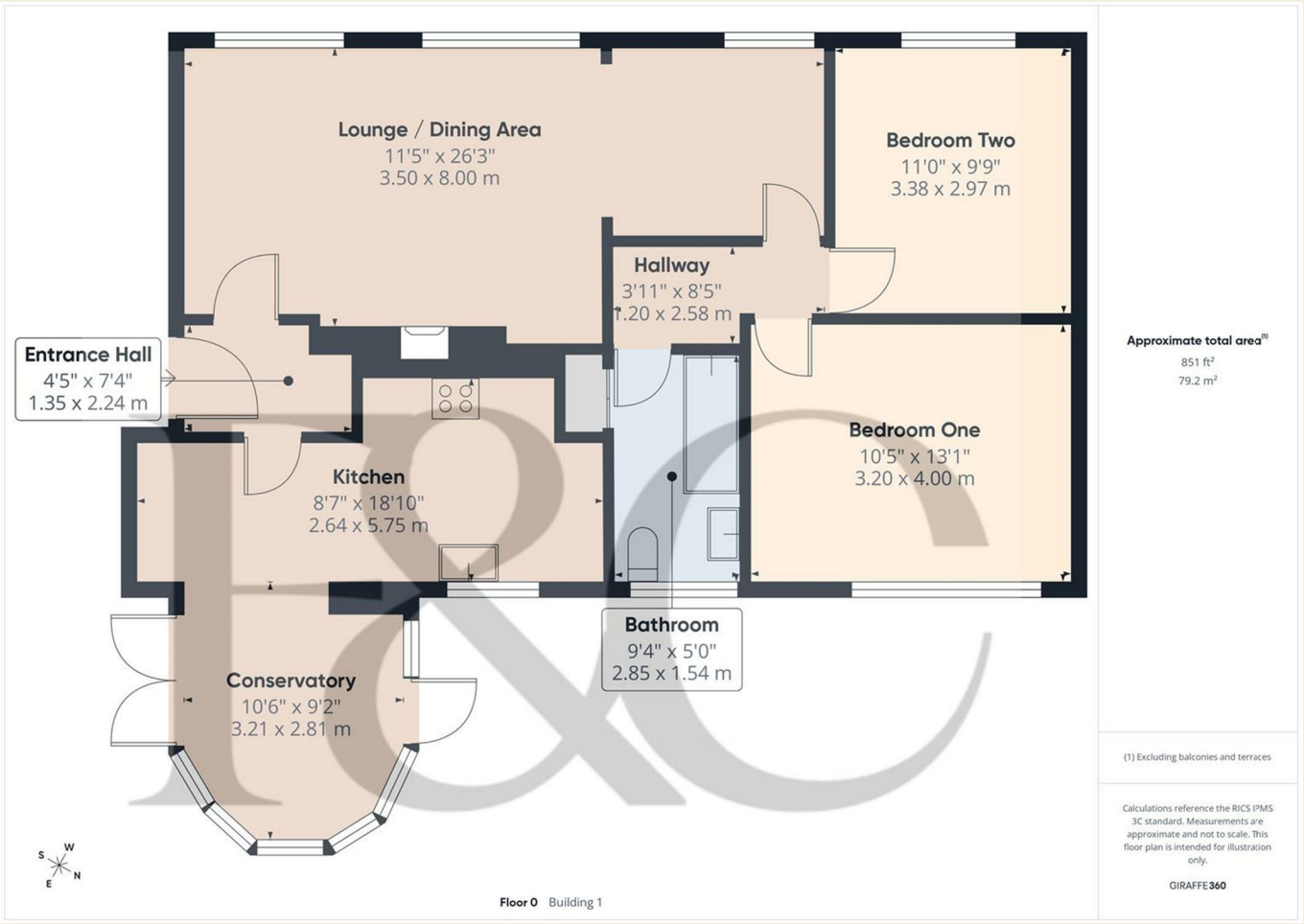
With power and lighting, concrete floor, double opening front doors, window to rear and rear personnel door.



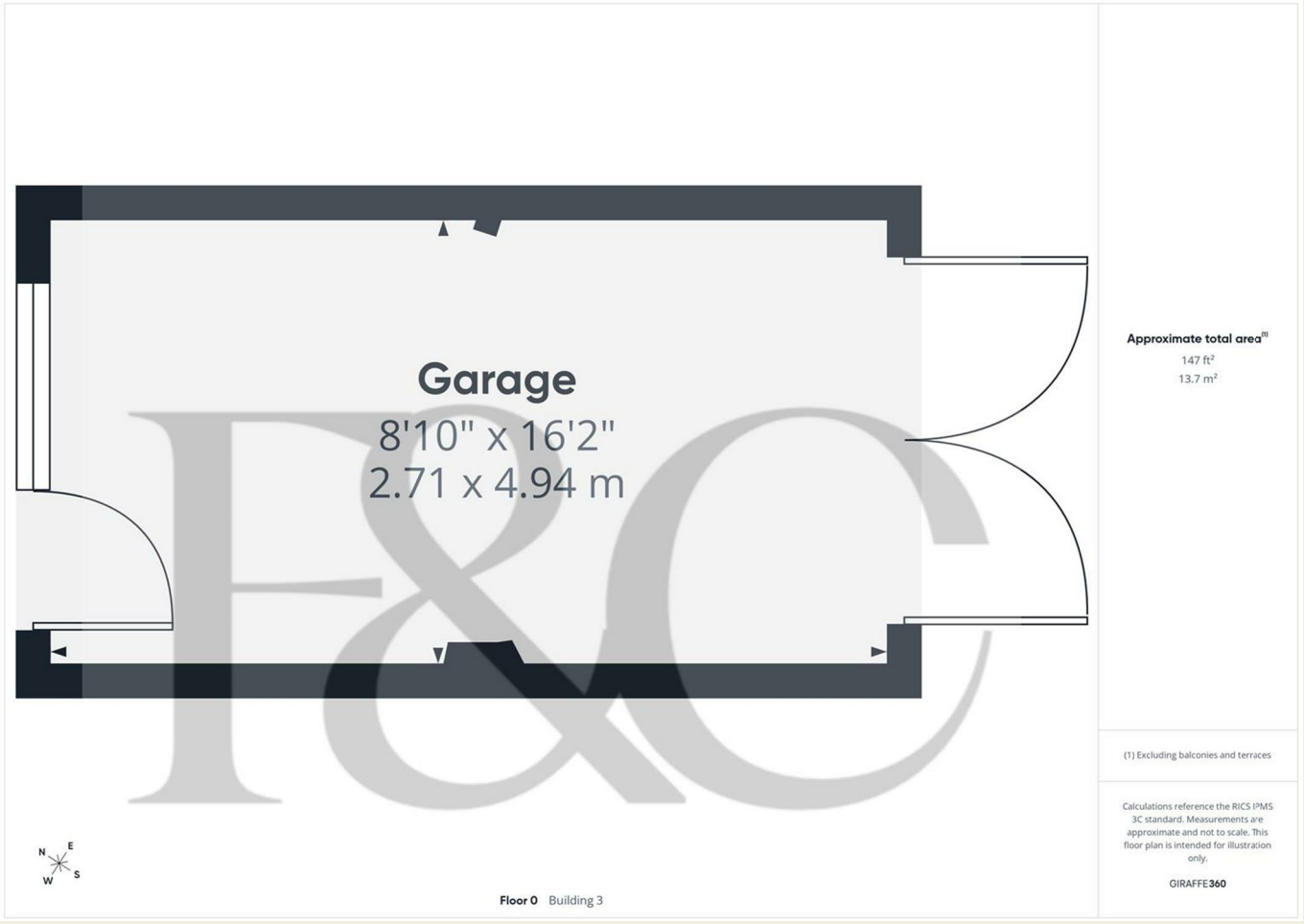
Council Tax Band - D

Amber Valley

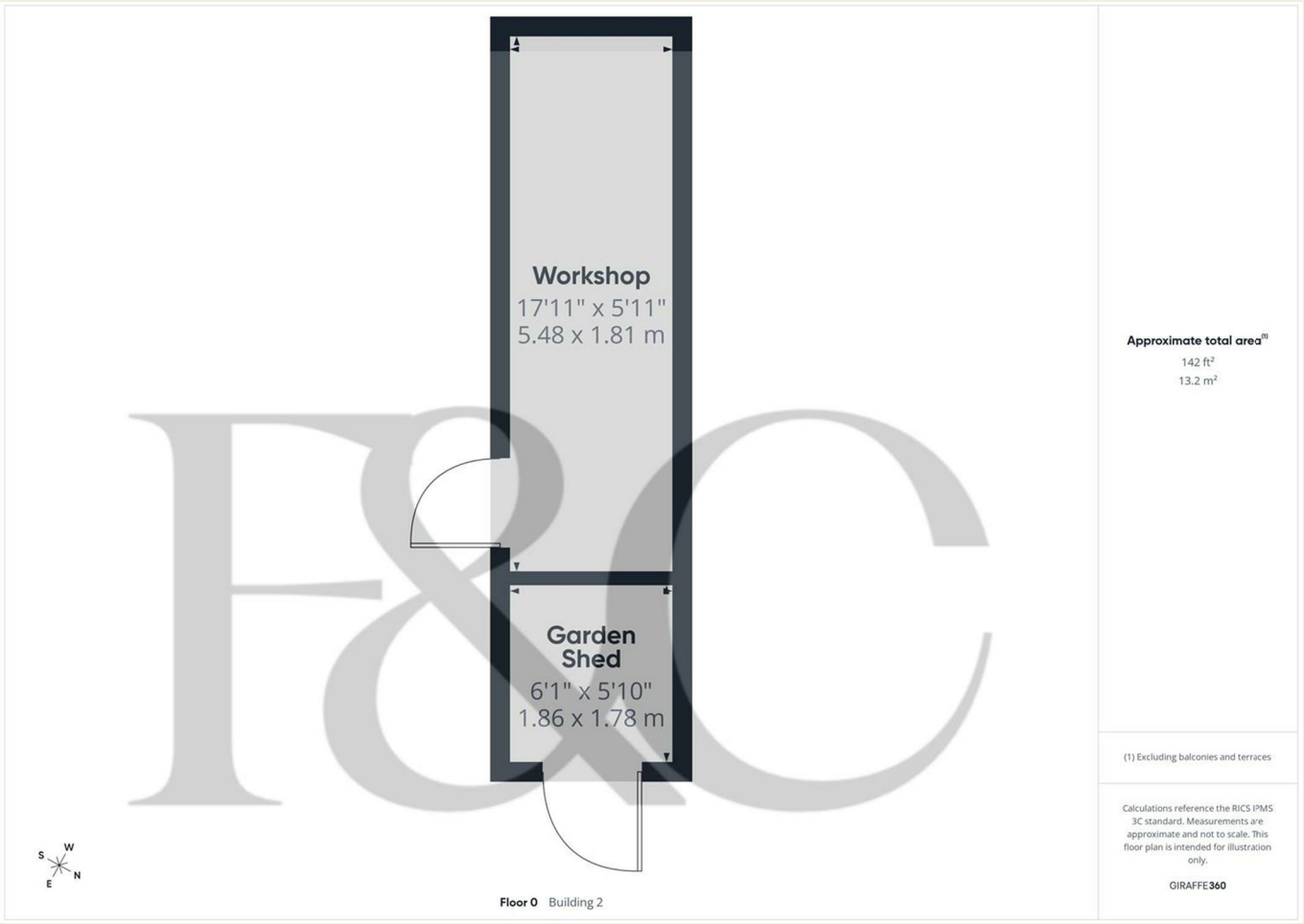
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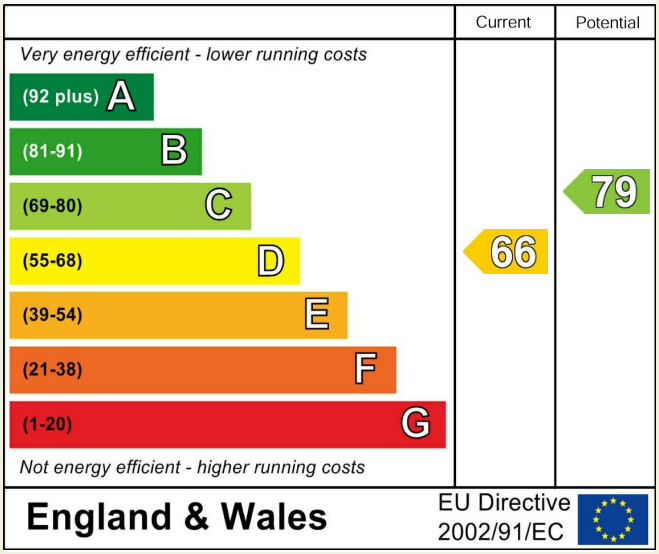
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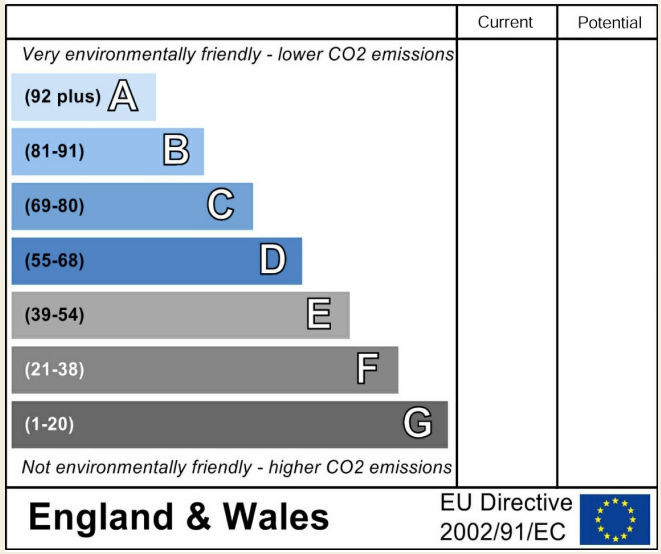
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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